

PRICE REDUCTION



McCarthy & Stone
RESALES



55 Charter Court Charter Court, Retford, DN22 7ZA
Asking price £146,850 Leasehold

For further details
please call 0345 556 4104

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An LARGER THAN AVERAGE one bedroom apartment with JULIET BALCONY ENJOYING VIEWS OVER THE COMMUNAL GARDENS situated on the SECOND FLOOR of this McCARTHY STONE Retirement Living development located within HALF A MILE of RETFORD MARKET PLACE.

Charter Court

Charter Court is situated in the popular market town of Retford. The development of 57, one and two bedroom apartments has been designed and constructed by McCarthy & Stone, the UK's leading developer of privately owned retirement properties. The development sits within beautiful communal gardens to be enjoyed by the Home Owners. The apartments offer Sky connection points in living rooms, built in wardrobes in the main bedroom and well equipped kitchens. The dedicated House Manager is on site during their working hours (Mon-Fri) to take care of the running of the development. There is no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Local Area

The historic market town of Retford is situated 31 miles from Nottingham and 23 miles from Lincoln. The town is in the valley of the River Idle and Chesterfield canal passes through the centre. There's plenty to do close by including the town centre with its selection of independent shops, bars and restaurants and Morrisons supermarket a short

walk away. The health centre, library and banks can also be found in Retford.

For days out, Kings Park in the heart of Retford, an award winning park covering over 10 hectares and divided in two by the River Idle. Enjoy a stroll around the rose, wildlife and community gardens, or join in a game of bowls.

Entrance Hall

Front door with spy hole leads to the entrance hall. Illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24-hour Tunstall emergency response pull cord system are situated in the hall. Door to a spacious walk-in storage/airing cupboard and further doors lead to the lounge, bedroom and bathroom.

Living Room

A well-proportioned living room with patio doors and Juliet balcony, overlooking the communal gardens. The room's footprint and size means it could easily accommodate a dining table. TV and telephone points, two ceiling lights, raised electric power sockets and electric radiator. Partially glazed doors lead into a separate kitchen.

Kitchen

Fitted kitchen with a range of base and eye level units. The base units are fitted with granite styled roll edge work surfaces and a tiled splash back. Fully integrated appliances comprising fridge, freezer, mid level electric oven, and induction hob with extractor fan. Stainless steel sink unit with mixer tap. Power points. Double glazed window overlooking the communal gardens.

Bedroom

Lovely and spacious, dual aspect bedroom with stunning views over the communal gardens. Built in mirror fronted wardrobe. TV and telephone points. Ceiling light.

Shower Room

Fully tiled with suite comprising; double shower with support rail and doors. WC, vanity unit with inset wash basin and mirror above. Wall mounted heater. Slip resistant flooring.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Lease Information

Lease Length: 125 years from 2009

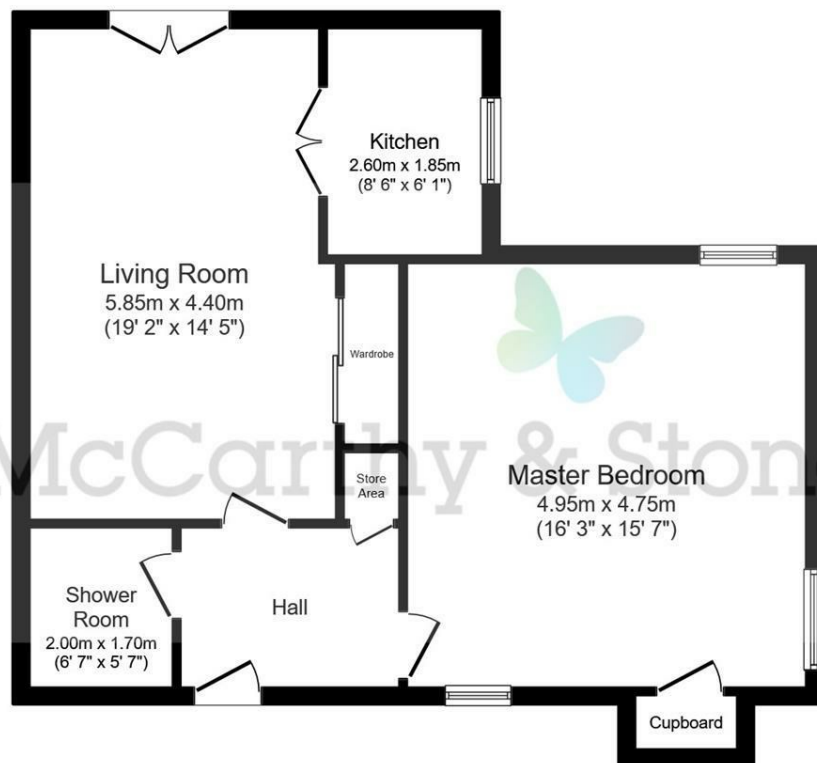
Ground rent: £425 per annum

Managed by: McCarthy and Stone Management Services

Car Parking

Car park spaces are available on a first come, first served basis at no additional cost. Subject to availability.





Floor Plan

Total floor area 63.0 sq. m. (678 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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