

# BURGIN ATKINSON

& C O M P A N Y



## 39 Mill Bridge Close

, Retford, DN22 6FE

**£95,000**



TWO BEDROOM FIRST FLOOR APARTMENT - MODERN FITTED KITCHEN AND BATHROOM - INTEGRATED APPLIANCES - 1 ALLOCATED PARKING SPACE - CLOSE TO AMENITIES - AVAILABLE WITH TENANT IN SITU - EPC C



## Description

We are delighted to offer for sale this 2-bedroom 1st floor apartment. The accommodation comprises of open plan modern fitted kitchen / lounge, two bedrooms and modern bathroom. The property benefits from integrated appliances, an intercom entry system, allocated parking space and gas central heating. The property is ideally located for excellent commuter links for both rail and road, whilst being within easy reach of the local town and amenities. Council Tax Band A

**Living Room 14'9" x 13'1" (4.50 x 3.99)**

**Kitchen 13'1" x 6'9" (3.99 x 2.08)**

**Bedroom One**

**Bedroom Two 11'5" x 6'10" (3.48 x 2.09)**

## General Remarks & Stipulations

Tenure and Possession: The Property is Leasehold.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band A.

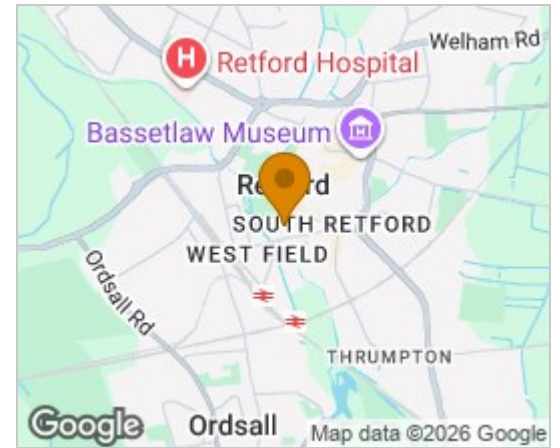
Services: Mains water, electricity and drainage are connected along with a mains gas central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

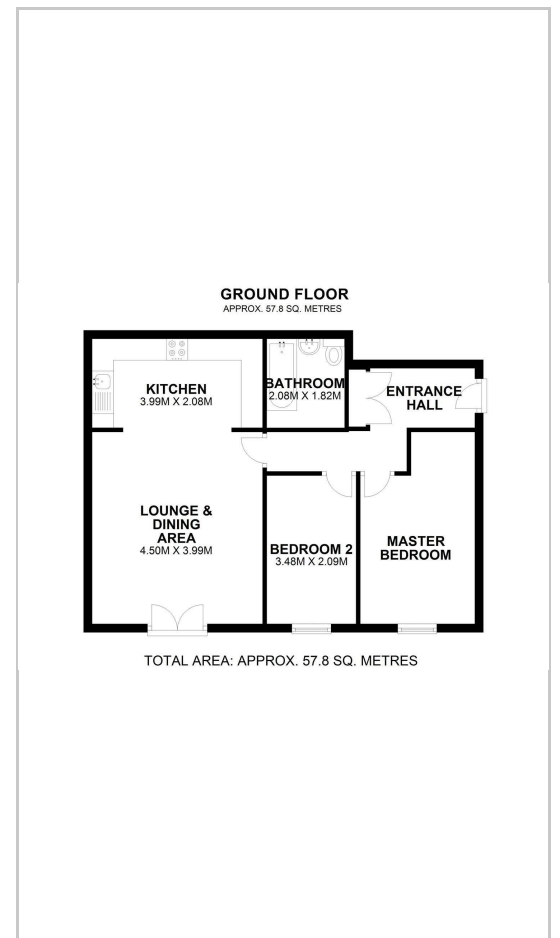
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

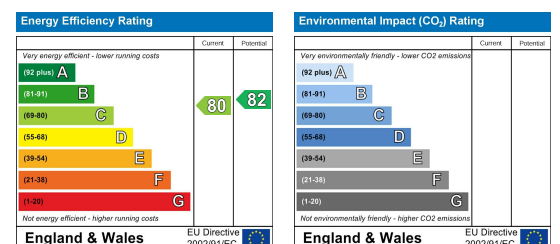
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.