

# BURGIN ATKINSON

& C O M P A N Y



## 4 Hollymount

, Retford, DN22 6BF

**Price £175,000**



STUNNING FIRST FLOOR APARTMENT - 3 BEDROOMS - 2 BATHROOMS - FITTED BREAKFAST KITCHEN - HARD WOOD FLOORING THROUGHOUT - SASH WINDOWS - PERIOD FEATURES - CLOSE TO AMENITIES & SERVICES - ALLOCATED PARKING & GARAGE - COMMUNAL GARDENS - GAS CENTRAL HEATING - BEAUTIFULLY PRESENTED THROUGHOUT - VIEWING ESSENTIAL - CONTACT FIVE STAR PROEPRTY TO VIEW.



### Communal Entrance Hall

The property is accessed via a palatial shared entrance lobby with intercom, a sweeping staircase leads to the galleried landing and the entrance door to the property.

### Lounge 20'8" x 14'10" (6.30m x 4.52m)

This spacious room offers a Minster style fireplace with electric fire, sash window with secondary glazing, TV and telephone point, decorative coving, picture rail, deep skirting, storage cupboard, intercom point, two central heating radiators and wooden flooring throughout.

### Kitchen 12'4" x 7'9" (3.76m x 2.36m)

Fitted with a range of wall and base units with a 1 1/2 sink and drainer, splash back tiling and worksurfaces. Integrated electric oven and gas hob with an extractor above plus an integrated dishwasher. Space for a washing machine, radiator, wooden flooring, double glazed sash window, downlights and a door into bedroom three.

### Inner Hall

This space offers an airing cupboard storing the modern gas fired combination boiler, further storage cupboard, wooden flooring, loft access point and radiator.

### Master Bedroom 17'5" plus recess x 13'8" (5.31m plus recess x 4.17m)

A well appointed double bedroom with front facing sash bay window with secondary glazing, fitted wardrobe, two radiators, picture rail, coving and wooden flooring.

### En Suite

A three piece suite which includes a fitted with a shower cubicle, wash hand basin and WC Shaver point, downlights, radiator and an extractor fan.

### Bedroom Two 12'9" into recess x 8'10" (3.89m into recess x 2.69m)

With a single glazed side facing sash window and a radiator.

### Bedroom Three

Having a single glazed sash window, radiator and a telephone point.

### Bathroom

comprising of a three piece suite which includes a panel bath, wash hand basin, WC, Splash back tiling, downlights, extractor fan and radiator.

### Parking & Garage

The property comes with an allocated parking space as well as a single garage with up and over garage door, power and lighting.

### Communal Gardens

Well appointed gardens and a patio area.

### General Remarks & Stipulations

Agents Notes: The property is subject to a management service charge of £60 per calendar month. Shared leasehold of the property was 999 years from 2005. Each apartment has an equal share of the freehold

Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.

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

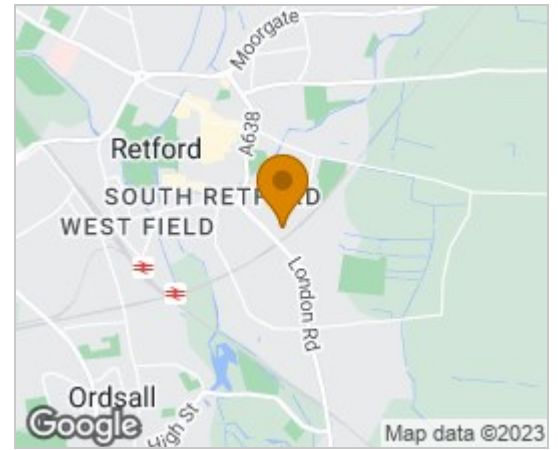
Services: Mains water, electricity and drainage are connected along with an gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising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

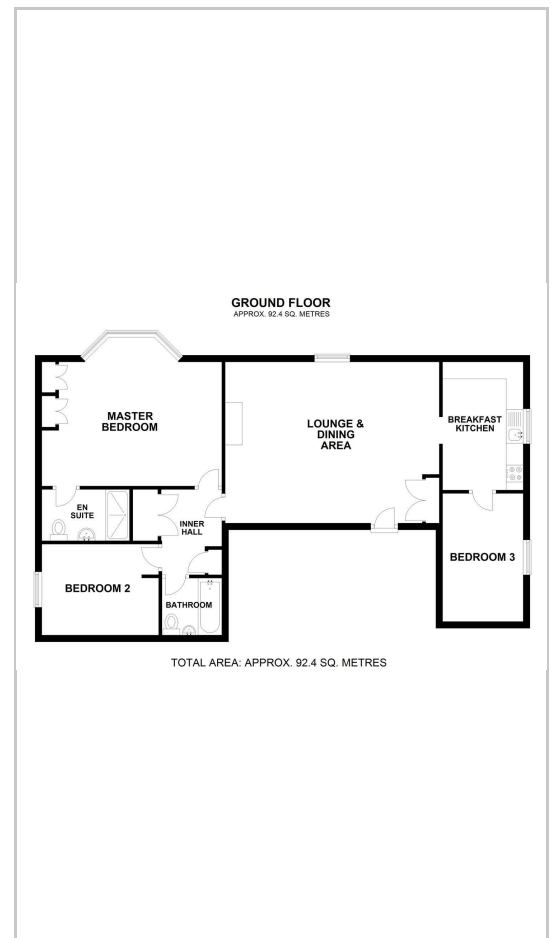
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

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.

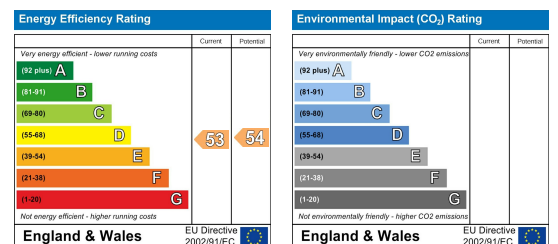
## Area Map



## 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.