

# FIVE STAR

P R O P E R T Y



## 3 Hollymount

, Retford, DN22 6BF

**Offers In The Region Of £145,000**



PERIOD FIRST FLOOR APARTMENT - 2 BEDROOMS - 2 BATHROOMS - LOUNGE & DINING AREA - FITTED KITCHEN - PERIOD FEATURES - GAS CENTRAL HEATING - SASH WINDOWS - PARKING SPACE - GARAGE - COMMUNAL GARDENS - CLOSE TO AMENITIES - NO UPWARD CHAIN - VIEWING ADVISED.



## Comanding Communal Entrance Hall

Spacious entrance hall, which has a staircase leading off to the first floor. An intercom system to the front door allows residents to remotely access the lock to the front door.

## Apartment Entrance

The Solid wooden entrance door opens from the communal landing into the:

## Lounge 19'8" x 14'8" (5.99m x 4.47m)

Having ornate moldings to 11'2" high ceilings, dado rail to walls, two central heating radiators, traditional Georgian Style double glazed sash windows, stove style fire surround with marble effect inset and hearth to electric fire.

## Kitchen 12'3" x 7'9" (3.73m x 2.36m)

Having spot lights to ceiling, a range of country style wall and base units with splash back tiling to complimentary roll top work surfaces incorporating a one and a half bowl stainless steel sink unit and drainer, integrated Neff electric oven, Neff gas hob, with Neff extractor above, integrated Neff dishwasher, integrated Neff fridge freezer, central heating radiator, double glazed sash style window, and laminate flooring.

## Inner Hall

Having airing and storage cupboards.

## Master Bedroom 12'7" x 9'2" (3.84m x 2.79m)

Having a traditional Georgian style sash window, central heating radiator, fitted wardrobes and door to:-

## En Suite

Having a double glazed sash style window, central heating radiator and a white suite comprising wash hand basin with splash back tiling, w.c. and shower cubicle.

## Bedroom Two 9'6" x 9'1" (2.90m x 2.77m)

Having a traditional Georgian style sash window, central heating radiator, and an alcove to one wall.

## Bathroom

Having a central heating radiator, and splash back tiling to a white suite comprising panel bath, pedestal wash hand basin, and low flush w.c.

## Garage & Parking

A single garage with up and over door, and additional allocated parking space.

## Communal Gardens

The property benefits from landscaped gardens,

## Agents Note

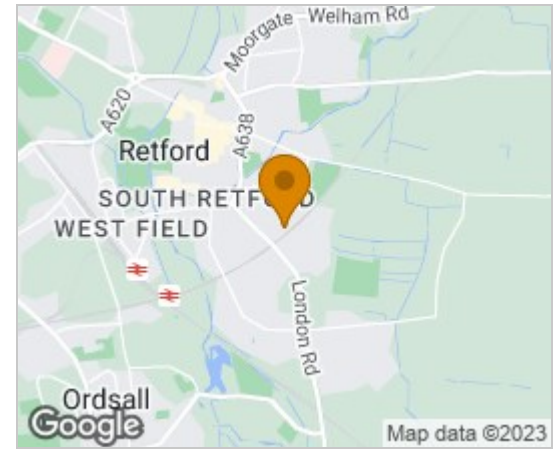
Council tax band B

Management service charge is £60 per calendar month

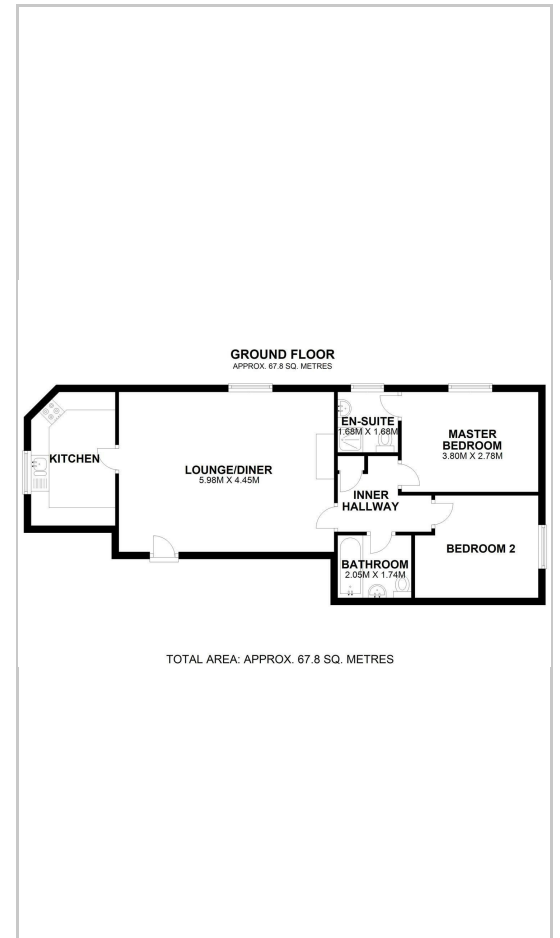
Shared leasehold of the property was 999 years from 2005.

Each apartment has an equal share of the freehold

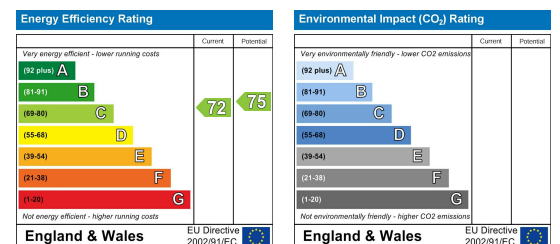
## Area Map



## Floor Plans



## Energy Efficiency Graph



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