

Hunter Grove, Torworth Retford DN22 8NW

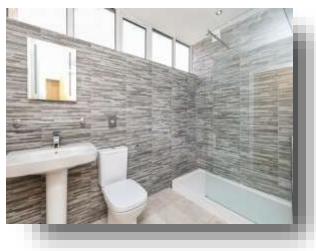


welcome to

Hunter Grove, Torworth Retford

This newly converted apartment, is a must view with its feature living kitchen with a high vaulted ceiling. High specification kitchens & bathrooms, high ceilings, landscaped communal garden, electric car charging point and high speed fibre broadband!













Communal Entrance Hall

Entered via a composite door to the front plus a composite door to the rear which leads to a garden area and parking.

Communal Landing

Stairs lead from the communal hall to the communal landing with two front facing double glazed windows plus a fire safety window.

Hallway

With intercom point, Herringbone oak effect LVT flooring and a central heating radiator.

Living Kitchen

18' 11" Max x 16' 9" (5.77m Max x 5.11m) With a feature vaulted ceiling and fitted with a comprehensive range of high Specification Mullan Shaker Units with 40mm Arctic marble laminate worktop and a white Quartz composite sink with chrome taps. Bosch appliances as standard (hob, extractor, oven, 50/50 integrated fridge/freezer and a slimline dishwasher) Herringbone oak effect LVT flooring, wall mounted TV point and an understairs storage cupboard. Two front facing double glazed window and one side facing double glazed window

Bedroom One

16' 11" x 8' 5" (5.16m x 2.57m) Two rear facing double glazed windows, wall mounted TV point, central heating radiator, oak internal door, fitted with high quality carpet and has a door to the shower room.

Bedroom Two

14' 11" Max x 9' 6" (4.55m Max x 2.90m) With a front facing double glazed window, wall mounted TV point, central heating radiator, oak internal door and fitted with high quality carpet.

Jack And Jill Shower Room

A door leads from the hallway and also bedroom one. Fitted with a wash hand basin and w.c. plus a shower cubicle with a thermostatic rainfall shower head. Chrome towel rail, spotlights to the ceiling, fully tiled walls and flooring and a rear facing double glazed window.

Communal Garden

All the apartments will have access to an exclusive low maintenance communal garden which is slabbed and edged with a shrub border.

Parking

Two allocated spaces per dwelling including one electric vehicle charging point per dwelling

Location

Hunter Grove is conveniently located near a number of amenities and local towns, ensuring that you would never be too far away from a service you need, including a number of highly rated schools and academies.

There is a convenience store and local pub only half a mile away at Ranskill. Blyth is just over 2 miles away and has a Doctor's surgery, shop, pubs and take away restaurants. Then there is Harworth, which has similar amenities as well as a large Asda and Aldi supermarket is just 4.4 miles away.

Bawtry is just 3.8 miles away and is a thriving market town with an abundence of exclusive boutiques, bars and restaurants.

You also have Retford, which is a flourishing market town only 4.8 miles away, and in addition to the usual town centre shops and services, it has two theatres, a sports centre and the beautiful and centrally located Kings Park & Gardens. Additionally, there is a train station with direct trains to London Kings Cross, which has a journey time of just 1hr 15mins. In terms of other transport links, the A1 is just 1.3 miles away; the M18 is 12.5 miles and Doncaster Airport is only 8.8. miles away Hunter Grove is therefore situated in a highly desirable location for first time buyers, professionals, couples and growing families.

Other Specification

Brushed steel sockets High speed Fibre Broadband available Intercom High ceilings

Warranty

10 year building guarantee from Advantage Home Construction insurance (AHCI)





welcome to

Hunter Grove, Torworth Retford

- Two bedroom first floor apartment
- Stunning living kitchen with vaulted ceilings
- High specification kitchens and shower room
- High speed fibre broadband
- Intercom System

Tenure: Leasehold EPC Rating: Exempt

offers in the region of

£150,000



view this property online williamhbrown.co.uk/Property/RFD107629

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

RFD107629 - 0009

or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

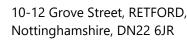
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