



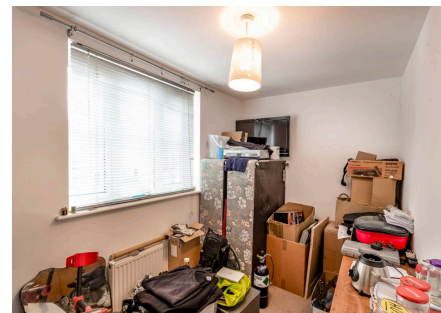
## Waterfields, Retford, DN22 6RE

£110,000 Leasehold

- **\*\*INVESTOR OPPORTUNITY ONLY\*\*** • Well Proportioned TWO BEDROOM First Floor Apartment Overlooking the River Idle • Open Plan Kitchen Lounge Diner • Single Allocated Parking Space • Conveniently Located on a Modern Development in Retford • A Brief Walk from Everyday Amenities, Entertainment Facilities, Restaurants, Boutiques & Schools for All Age Groups



A great opportunity to acquire this well proportioned TWO BEDROOM first floor apartment, with a gross rental yield of 7.09% if purchased at the asking price. Overlooking the River Idle, the living accommodation briefly comprises an entrance hall, open plan kitchen lounge diner, two bedrooms, and a family bathroom. A single allocated parking space resides close by. Conveniently located on a modern development in Retford, 70 Waterfields is just a brief walk from the town's wealth of everyday amenities, entertainments facilities, restaurants, boutiques, and schools for all age groups. Retford Train Station, offering a direct line to London King's Cross in less than 90 minutes at selected times, is also within easy reach. Viewings are highly recommended to fully appreciate the rental opportunity and prime town setting being offered for sale.



Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Ground Floor  
53 sq m/570.48 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2025