



Victoria House, 34-36 Victoria Road, Retford

Offers in the Region of £85,000

- INVESTOR OPPORTUNITY ONLY • Contemporary TWO BEDROOM Ground Floor Apartment • Impressive Gross Rental Yield • Brand New Oven, New Carpets, & Freshly Redecorated Throughout • Direct Access to Well-Maintained Communal Gardens • Situated in a Popular Residential Area to the West of Retford • Close Proximity to Everyday Amenities, Recreational Facilities, Dining Options, & Schools for All Age Groups



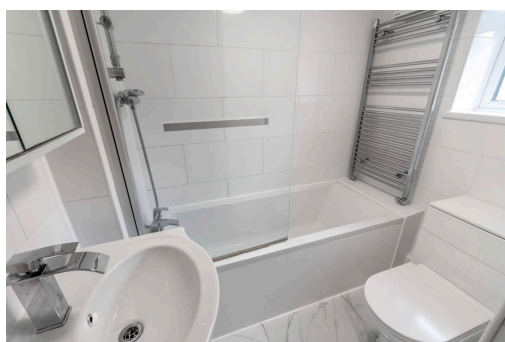
A great opportunity to acquire a contemporary TWO BEDROOM ground floor apartment, with an impressive gross rental yield of 9.88% if purchased at the asking price. There is also the opportunity to purchase the freehold of Victoria House, under separate negotiation. Enjoying new carpets and a brand new oven, the freshly redecorated living accommodation briefly comprises an entrance hall, modern kitchen lounge diner opening into well-maintained communal gardens, two bedrooms benefitting from integral storage, and a well-appointed bathroom. Situated in a popular residential area to the West of Retford, Victoria House boasts close proximity to the market town's array of everyday amenities, recreational facilities, dining options, and schools for all age groups, whilst benefitting from great accessibility to the A1. Retford Train Station is just a brief walk away, offering a direct line to London King's Cross in less than 90 minutes at selected times.



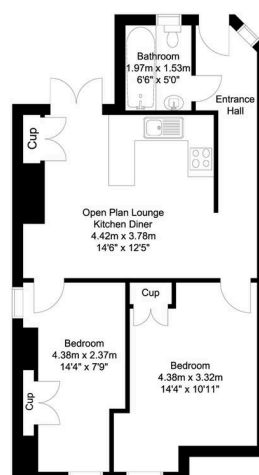
Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C



50 sq m/538.19 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. © Property Services @2020