



17 Royal Court, Worksop S80 2DL

Offers in the region of £100,000

Available with No Upward Chain, is this immaculately presented One Bedroom First floor apartment, the property also benefits from double glazing and gas central heating (new Worcester combi boiler) and briefly comprises; secure intercom entry, private front door, hallway, lounge, modern kitchen, bedroom and contemporary shower room. The complex also has the advantage of a communal conservatory where the residents can socialise and lift access to all floors. Outside is a car park and communal gardens. Suitable for residents 60 years old and over. The development is conveniently attached to The Crossing Community Centre and situated alongside the Acorn Theatre which holds a variety of social events. Situated in the heart of the market town of Worksop which offers a range of shops and amenities including the adjacent bus station and nearby train station, supermarkets, schools, Bassetlaw Hospital, cinema and is with easy access to the A57 and M1 network.

- One Bedroom Apartment
- Communal Conservatory & Gardens
- First Floor
- Close To The Town Centre
- Over 55 Years Old
- No Onward Chain

locating your ideal home



Entrance Hall

With an entrance door, central heating radiator.

Storage Cupboard

With plumbing for a washing machine

Kitchen

7'9 x 9'5 (2.36m x 2.87m)

With a range of wall and base units, work surfaces incorporating a stainless steel sink and drainer, integrated dishwasher, integrated four ring gas hob, stainless steel extractor fan, electric oven, splash back tiles, space for a fridge and freezer, power points and access into the lounge area.

Lounge

11'4 x 13'2 (3.45m x 4.01m)

With front facing double glazed French doors, power points, TV point, central heating radiator.

Bedroom One

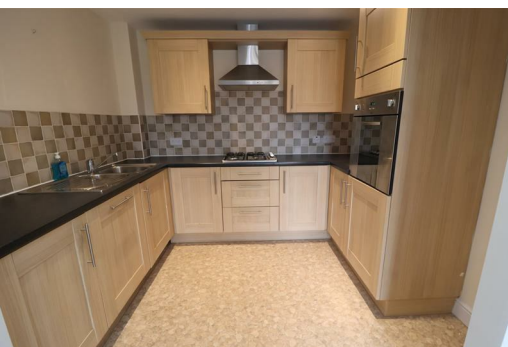
12'10 x 9'2 (3.91m x 2.79m)

With a front facing double glazed window, Cupboard housing the new Worcester boiler, central heating radiator, power points.

Shower Room

6'3 x 5'6 (1.91m x 1.68m)

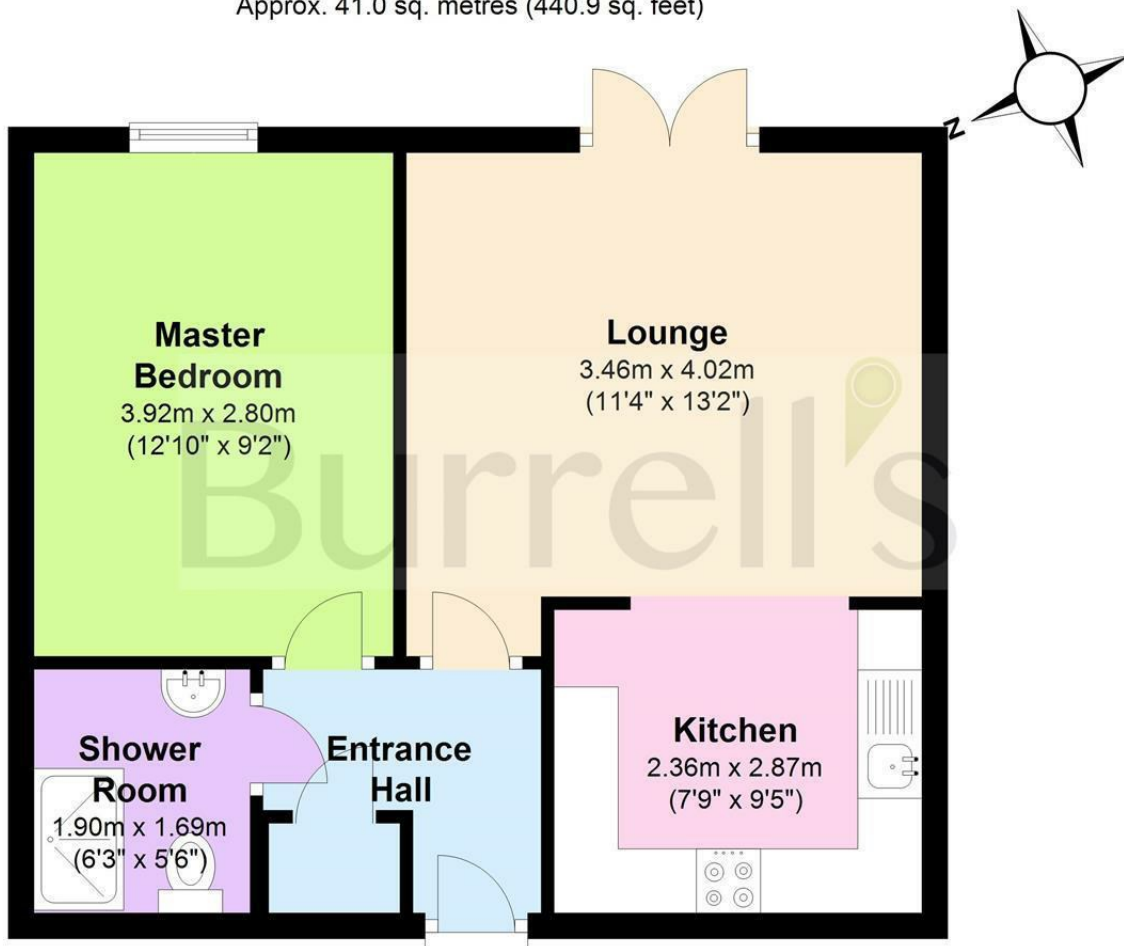
A three piece suite comprising of a shower cubicle, wash hand basin, low flush w/c, tiling to the walls, chrome towel radiator, extractor fan and emergency button.





Ground Floor

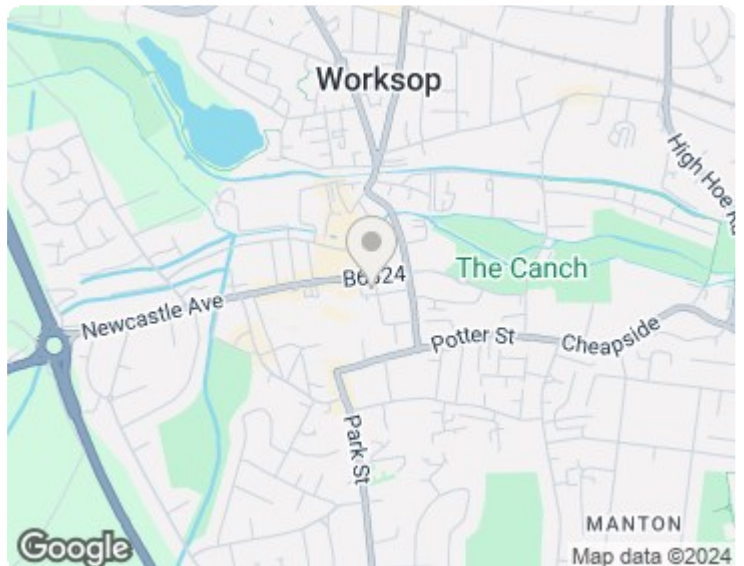
Approx. 41.0 sq. metres (440.9 sq. feet)



Property of Burrell's Estate Agents
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		81	82
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial Laundering information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

locating your ideal home

