

4 ROYAL COURT WORKSOP, S80 2DL

£90,000
LEASEHOLD

This beautifully presented one-bedroom ground floor apartment is located within an exclusive over-60s development in the heart of historic Worksop town centre. The property features a stylish open-plan kitchen, living, and dining area with French doors leading to a private paved patio, a spacious double bedroom, and a contemporary shower room. The entrance hallway includes a large storage cupboard with plumbing for a washing machine or dishwasher.

Residents enjoy access to well-maintained communal gardens, a private entertainment/lounge room, and on-site parking. The development is ideally situated within walking distance of a wide range of amenities, including shops, supermarkets, restaurants, cafés, and bars. It is also conveniently close to the doctor's surgery, library, and both the train and bus stations, offering excellent local and regional transport links.

This is a perfect opportunity for those seeking stylish, low-maintenance living in a vibrant and well-connected community.

No Upper Chain
Leasehold

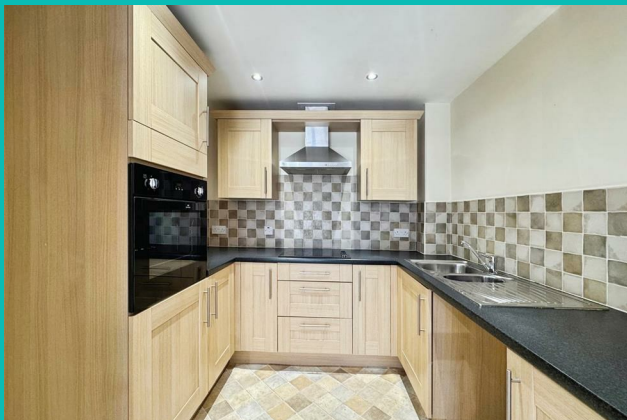
**Kendra
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4 ROYAL COURT

- Stylish one-bedroom ground floor apartment in an exclusive over-60s development
- Located in the heart of historic Worksoy town centre
- Spacious open-plan kitchen, living and dining area with patio access
- Contemporary kitchen with integrated appliances and modern finishes
- Generous double bedroom with central heating and natural light
- Modern shower room with walk-in waterfall shower and sleek fittings
- Large storage cupboard with plumbing for washing machine or dishwasher
- Access to communal gardens and a residents' entertainment/lounge room
- Walking distance to shops, supermarkets, restaurants, and bars
- Close to doctor's surgery, library, train station, and bus station



ENTRANCE HALLWAY

A welcoming entrance door opens into a stylish hallway featuring a large built-in storage cupboard with plumbing for either a washing machine or dishwasher. The space is finished with a contemporary vinyl tile-effect floor, central heating radiator, intercom system, and doors leading to the open-plan kitchen/living/dining area, bedroom, and shower room.

LIVING DINING ROOM

A generously proportioned and elegantly presented living space, offering French doors in UPVC double glazing that open out onto a charming paved patio seating area. Coving to the ceiling adds a refined touch, complemented by two central heating radiators. This space flows seamlessly into the open-plan kitchen.

KITCHEN

This immaculate kitchen is fitted with an excellent range of modern wall and base units with complementary worktops, incorporating a stainless steel sink with mixer tap.

Appliances include a built-in electric oven, ceramic hob with an electric extractor fan above, and plumbing for either a washing machine or dishwasher. There is also ample space for a freestanding fridge-freezer. Finished with stylish tiled splashbacks, recessed downlighting, and a laminated tile-effect floor, this kitchen balances functionality with contemporary flair.

BEDROOM

A spacious and serene double bedroom featuring a front-facing UPVC double glazed window and a central heating radiator, providing both comfort and natural light.

SHOWER ROOM

A modern shower room comprising a generous walk-in shower with a mains-fed waterfall shower, wall-mounted hand basin, and low-flush WC. Tastefully part-tiled walls, a chrome heated towel rail, laminated tile-effect flooring, recessed downlights, electric extractor fan, and a shaver point complete the contemporary design.

OUTSIDE

This stylish development is exclusively available to residents aged 60 and over, and offers beautifully maintained communal gardens and convenient on-site parking.

AGENTS NOTE

LEASEHOLD INFORMATION

The property is leasehold with approximately 100 years remaining on the lease. The annual ground rent is £150, and the annual service charge is £1,100.

This charge includes:

Building insurance

CCTV security

Window cleaning

Cleaning of communal areas

Maintenance of communal gardens

Decoration and repairs to communal areas

A 24-hour monitoring system with emergency pull cords

Intercom entry system

Additional features include a key safe at the main entrance and access to a shared conservatory.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 437.70 sq ft

Tenure – Leasehold

Ground Floor

Approx. 40.7 sq. metres (437.7 sq. feet)



Total area: approx. 40.7 sq. metres (437.7 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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