

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 64 Woodhouse Close, Rhodesia



- **Modern Two Bedroom Apartment**
- **Recently Redecorated and Freshly Carpeted**
- **Pleasant Location Close To Excellent Road Links**
- **Allocated Car Space**

A modern purpose-built apartment, set in an attractive block within a popular residential development in Rhodesia on the outskirts of Worksop. This two-bedroom mid floor apartment is well presented and deceptively spacious. The property may well appeal to a range of buyers including a professionals, first time buyers or investors. The property benefits from recent redecoration, new 10 year EPC rating C, new carpets, double glazing, electric heating an intercom entry system and with allocated parking space with additional shared visitor parking provision. The property in brief comprises; communal hallway, inner hallway, spacious lounge, fitted kitchen, two bedrooms and modern bathroom with over bath electric shower.

### Offers Over £90,000

# 64 Woodhouse Close, Rhodesia, Worksop, S80 3LF

## Hallway

## Living Room 4.5m x 4.5m (14'10" x 14'10")

Spacious living/dining room with laminate flooring, feature fireplace with electric fire, wall mounted electric heater.



## Kitchen 2.97m x 1.6m (9'9" x 6'2")

Includes a range of base and high units, fitted sink and drainer with mixer tap, complimentary splash back tiling, integrated electric oven, ceramic hob with extractor fan over, void for a washing machine and fridge freezer.



## Bedroom One 3.31m x 3.3m (10'1" x 10'10")

Electric heater.



## Bedroom Two 3.08m x 2.23m (10'1" x 7'4")

Electric heater, fitted cupboard housing the hot water tank.



### **Bathroom 2.02m x 1.82m (6'8" x 6'0")**

With a fitted suite in white including WC, hand basin and panelled bath, Bristan electric shower, extractor fan and electric heater.



### **External**

Allocated parking space for the owner, additional occasional shared visitor spaces.

### **Leasehold**

**We are informed that the tenure of the property is leasehold, original term of 135 years from 2007 with the current ground rent of £150 per Annum Current service charges 2024-2025 are £1140, this should be confirmed by the buyer's legal representative.**

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We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.