

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

7 Keswick Court, Worksop



- **Top Floor (2nd Floor) Apartment**
- **Excellent Composition and Generous Proportions**
- **Gated Access With Allocated Parking Space**

This is a very spacious, self-contained apartment within a modern, purpose-built building in a convenient location, offering easy access to a wide range of local amenities and major road links including the A57, A1 and M1.

£ 130,000

7 Keswick Court, Worksop, Notts, S81 7HY

In Brief, The Accommodation Comprises:

Communal entrance hall and stairs

Hallway

Utility Room 8'5" x 5'2" (2.56m x 1.57m)

With plumbing for an automatic washing machine.

Open Plan Living Kitchen 34'7" x 12'1" (10.54 x 3.63m) Reducing to 7'8" (2.33m)

The kitchen area is fitted with an extensive range of white units with single bar handles and contrasting roll-top work surfaces, incorporating an inset stainless steel one-and-a-half bowl sink unit with mixer tap. There are tiled splashbacks throughout and an additional cupboard housing the gas combination central heating boiler.

The open-plan space includes a generous lounge area with uPVC double doors opening to a Juliet-style balcony, along with two central heating radiators.



Bedroom One 11'7" x 11'5" (3.53m x 3.48m)

Central heating radiator.



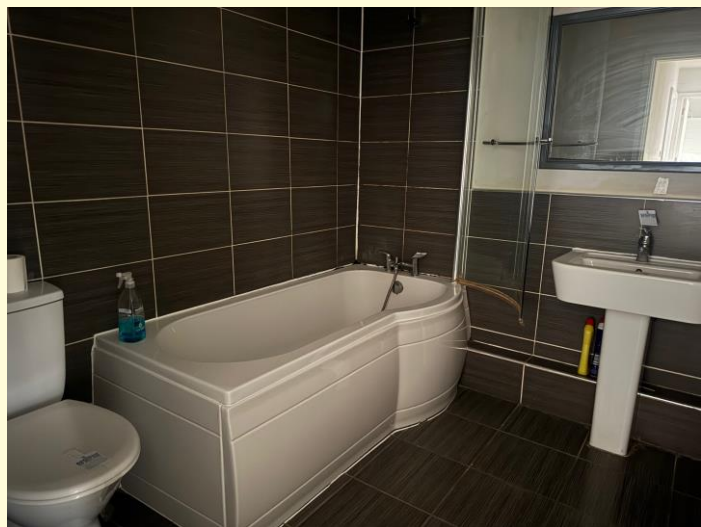
Bedroom Two 10'6" x 8' (3.2m x 2.43m)

Central heating radiator.



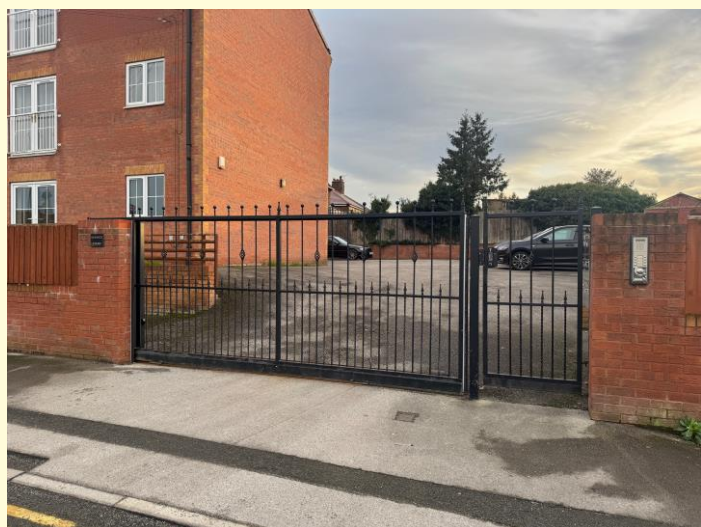
Bathroom 8' x 7' (2.43m x 2.13m)

Extensively tiled and fitted with a white suite comprising a low flush WC, pedestal hand basin and panelled bath.



Outside

The property benefits from gated vehicular and pedestrian access leading to a parking area, with an allocated space for No. 7. There is also a communal bin store area.



Tenure

The property is leasehold (150 years from 1 January 2012). Confirmation regarding ground rent and maintenance charges is awaited.

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.