

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

16 Maple Leaf Gardens



- **Modern First Floor Apartment • Purpose Built Accommodation**
 - **Gas Central Heating and Upvc Double Glazing**
 - **Allocated Car Space • No Upward Chain • Leasehold**

Situated within this modern apartment block, is this self-contained two bedroom apartment offering well-proportioned living space. The property benefits from gas central heating, Upvc double glazing and a fitted kitchen including integrated appliances. In summary the accommodation includes; communal staircase, inner hall, lounge kitchen, two bedrooms and a bathroom.

£ 110,000

16 Maple Leaf Gardens, S80 2PR

Inner Hall:

Central heating radiator, intercom system and built in storage cupboard.

Lounge kitchen: 16'4" x 17'3" (4.97m x 5.25m)

Including a range of fitted kitchen units, base, draw and high level cupboards. Fitted complimentary roll top work surfaces, integrated fridge freezer, built in stainless steel oven. A four ring stainless steel gas hob, fitted stainless steel canopy style extractor fan, integrated dishwasher, waste disposal, washing machine, tiled splash back and central heating radiator.



Bathroom:

Fitted suite in white, low flush WC, hand basin, panelled bath, glazed shower screen and mixer tap, stainless steel towel rail and extractor fan.



Bedroom One: 15'1" x 7'11" (4.59m x 2.41m)
With central heating radiator



Bedroom Two: 13'8" x 7'10" (4.16m x 2.38m)
Fitted with a central heating radiator

Outside:

Allocated car space at the car park

Tenure:

The property is Leasehold, we await the full terms from the vendors solicitors.

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.