



## 19 GROVE COURT WORKSOP, S80 1NY

**£130,000**  
**LEASEHOLD**

\*\*\*GUIDE PRICE £130,000 - £140,000\*\*\*  
SOLD WITH TENANTS IN SITU

This well-presented and modern two-bedroom first-floor apartment is ideally situated within a secure gated community, just a short walk from Worksop town centre. Offering comfortable and contemporary living, the property is perfect for first-time buyers, investors, or those looking to downsize. The property welcomes you with an entrance hall featuring built-in storage and plumbing for a washing machine, leading to a modern bathroom suite and two bedrooms, including a principal bedroom with its own dressing area. Externally, the property benefits from an allocated parking space for one vehicle. The apartment enjoys a pleasant outlook overlooking trees and a green area.

**Kendra  
Jacob**

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# 19 GROVE COURT

- TWO BEDROOMS • FIRST FLOOR APARTMENT • ALLOCATED PARKING SPACE FOR 1 CAR • OPEN PLAN LIVING & KITCHEN WITH INTEGRATED APPLIANCES • SECURED GATED ACCESS • DRESSING AREA WITH SHELVING & RAIL

## ENTRANCE HALL

Welcoming entrance hall featuring a central heating radiator, power points, and access to a useful utility/storage area with plumbing for a washing machine and lighting.

## BEDROOM ONE

A spacious double bedroom with a front-facing double-glazed window, central heating radiator, and power points. Leads into a dedicated dressing area.

## DRESSING AREA

Fitted with hanging rail, shelving, and a stylish chrome towel radiator.

## BEDROOM TWO

A well-proportioned bedroom with a front-facing double-glazed window, central heating radiator, and power points.

## BATHROOM

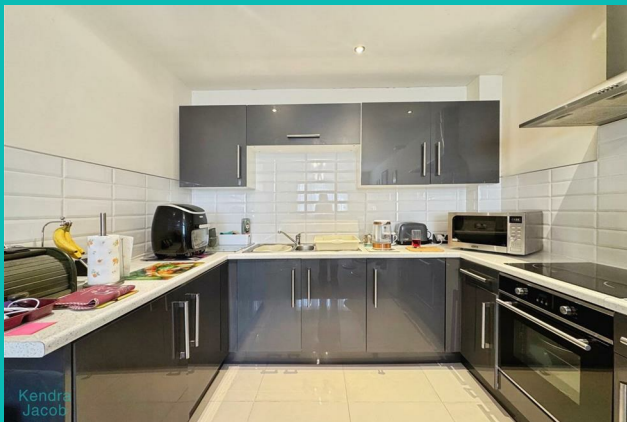
Partially tiled suite comprising a panelled bath with shower over, low-flush WC, wash basin, chrome towel radiator, and extractor fan.

## OPEN PLAN LIVING/KITCHEN AREA

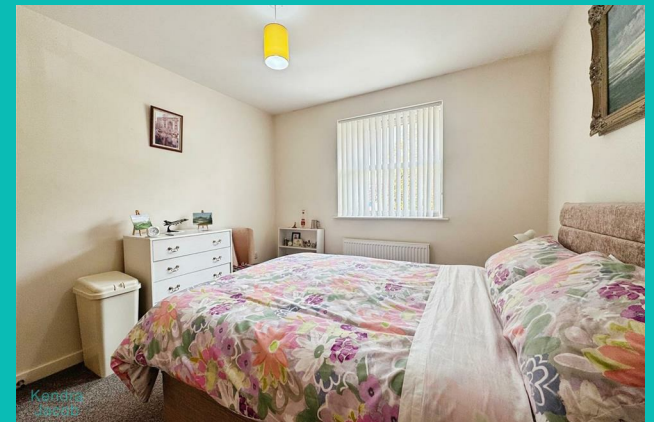
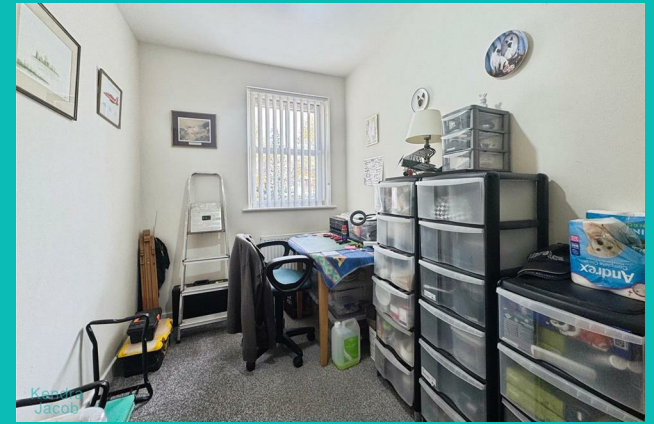
A bright and modern space fitted with a range of wall and base units, work surfaces incorporating a stainless steel sink and drainer, integrated electric oven and hob with stainless steel cooker hood, and splashback tiling. Includes integrated fridge and freezer, power points, TV point, and a central heating radiator. A wall-mounted cupboard houses the central heating system. The area benefits from a front-facing double-glazed window.

## EXTERNAL

Allocated parking space for one vehicle. The apartment enjoys a pleasant outlook overlooking trees and a green area.



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## ADDITIONAL INFORMATION

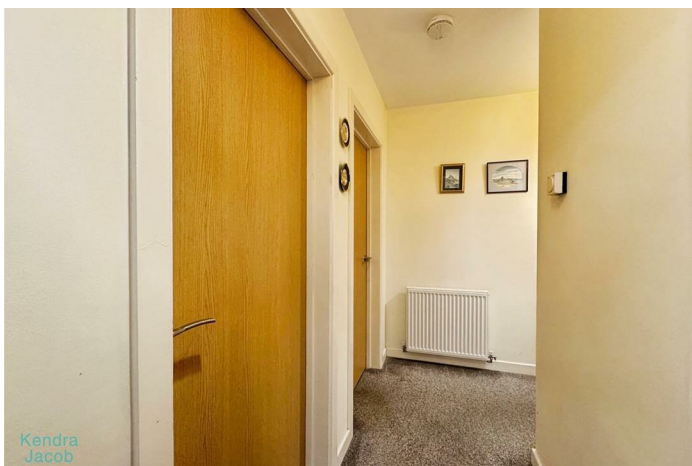
**Local Authority** – Bassetlaw

**Council Tax** – Band A

**Viewings** – By Appointment Only

**Floor Area** – 631.10 sq ft

**Tenure** – Leasehold



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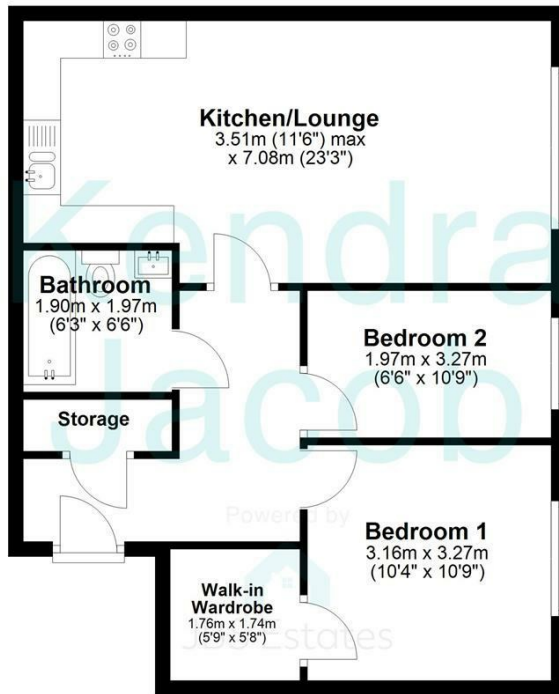
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### Ground Floor

Approx. 58.6 sq. metres (631.1 sq. feet)



Total area: approx. 58.6 sq. metres (631.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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