

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

15 Grove Court, Worksop



- **Modern Ground Floor Apartment in a Gated Community**
 - **Well Fitted & Presented Throughout**
 - **Excellent Central Position, Close To Town**
 - **No Chain**

This is a well proportioned, well fitted two bedroom ground floor apartment, situated in this very popular gated development close to the town centre, cinema and doctors surgery. The property in brief includes a hallway, utility cupboard, living kitchen 23' in length, two bedrooms (master with en-suite), and a main bathroom. There are communal areas and an allocated parking space.

£ 140,000

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Hall

Fitted alarm controls.

Bed Two 10'8" x 6'5" (3.25m x 1.96m)

With central heating radiator.

Utility Cupboard

Plumbing for automatic Washing Machine.

Bedroom One 10'8" x 10'3" (3.25m x 3.12m)

Central Heating Radiator.



En-suite

WC, hand basin, shower enclosure. Stainless steel towel rail. Ceramic tiles on floor. Inset ceiling lighting.



Lounge Kitchen: 23'2" x 11'6" (7.06m x 3.50m)

Includes high gloss units with base, draw and high level cupboards, roll top work surfaces, stainless steel sink and drainer with mixer tap. Built in fridge-freezer, oven and hob and stainless steel extractor fan above.



Lounge

With central heating radiator.



Tenure

The property is Leasehold, we are awaiting confirmation on the lease terms from the vendor's solicitors.



Bathroom

WC, hand basin, panelled bath and mains shower with glass screen and ceramic tiled splash back. Ceramic tiled floor and stainless steel towel rail.



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.

