



## 18 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.

**Kendra  
Jacob**

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# 18 GROVE COURT

• TWO BEDROOMS • OPEN PLAN MODERN  
LIVING • FIRST FLOOR  
APARTMENT • SECURED GATED COMMUNITY  
RESIDENCE • ALLOCATED PARKING  
SPACE • DRESSING AREA • SELLING WITH NO  
UPWARD CHAIN

## ENTRANCE HALL

Features a central heating radiator and a built-in storage cupboard with plumbing for a washing machine.

## BEDROOM ONE

A bright and airy room with a rear facing double-glazed window, central heating radiator, and power points.

## DRESSING AREA

With a chrome towel radiator and extractor fan.

## BEDROOM TWO

With a rear facing double-glazed window, central heating radiator, and power points.

## BATHROOM

Comprising of a modern three piece suite with a panelled bath and shower over, pedestal sink, low-flush WC, and chrome towel radiator. Partially tiled walls and an extractor fan.

## OPEN PLAN LIVING/KITCHEN AREA

Bright space with a rear-facing double-glazed window, TV point, power points, and central heating radiator. Also includes a built-in cupboard housing the boiler. Further to the room is a modern fitted kitchen with a range of wall and base units, work surfaces incorporating a stainless steel sink with drainer. Integrated fridge and freezer, electric oven and hob with stainless steel cooker hood, splashback tiling, power points, ceramic tiled flooring, and extractor fan.

## EXTERNAL

To the outside is an allocated parking space for one car and is Located within a secure gated community residence.



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## ADDITIONAL INFORMATION

**Local Authority** – .Bassetlaw

**Council Tax** – Band A

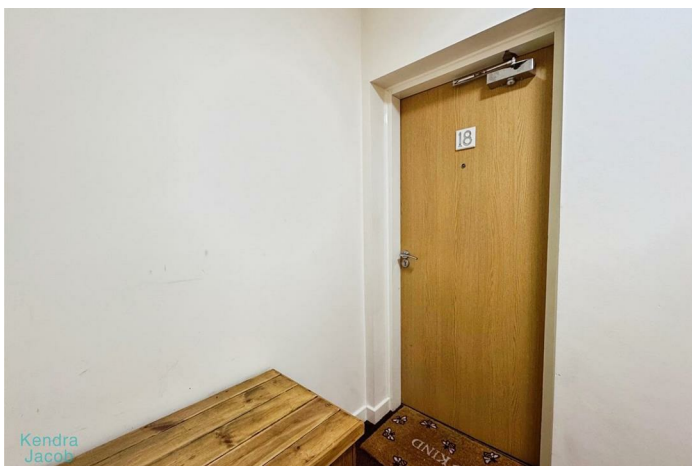
**Viewings** – By Appointment Only

**Floor Area** – 609.00 sq ft

**Tenure** – Leasehold



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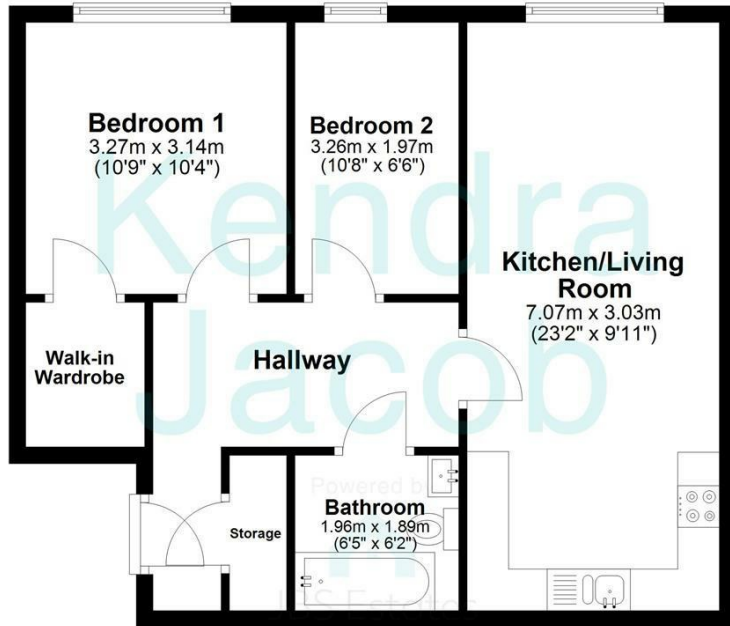
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## Ground Floor

Approx. 56.6 sq. metres (609.0 sq. feet)



Total area: approx. 56.6 sq. metres (609.0 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

Kendra Jacob Estate Agents  
Six Oaks Grove  
Retford  
DN220RJ

01909 492 116  
Kendrajacob@jbs-estates.com

Kendra  
Jacob

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