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FOR SALE

£83,500

3 Royal Court, Worksop, Nottinghamshire. S80 2DL



Situated on this sought after development of quality apartments in a very central and convenient position within the town off Newcastle Avenue and Queen Street is a well presented one bedroom ground floor apartment that occupies a fine position within the development being the first apartment as you enter the block. The property has a high standard of fixtures and fittings, gas central heating and uPVC double glazed windows. The accommodation in brief comprises of; communal entrance, Inner hallway, lounge with French opening doors to the gardens, excellent fitted kitchen, bedroom and modern shower room. There is a service charge is payable covering building insurance, window cleaning, cleaning of communal areas, maintenance to landscaped gardens, care line monitoring facility. All these details to be confirmed by Bartrop and Dilks and the instructed solicitors. This development of quality apartments has proved particularly popular due to its central position, close to the town centre with a communal conservatory,

## Ground Floor Accommodation

### Communal Entrance Hallway

With access via visual intercom system. The apartment being the first one on the left side proving a convenient location.

### Hallway

With entrance door, storage cupboard.

### Lounge 4.02m x 3.46m (13' 2" x 11' 4")

With French doors that open to the communal gardens, two central heating radiators, access to the kitchen.

### Kitchen 2.89m x 2.30m (9' 6" x 7' 7")

With excellent fitted wall and base units, worksurfaces, bowl and half sink unit with mixer tap, integrated dishwasher, gas hob, electric oven, extractor.

### Bedroom 3.88m x 2.68m (12' 9" x 8' 10")

With window looking onto Queen Street, central heating radiator.

### Shower Room

With a modern suite that comprises of; shower cubicle and mains shower unit, wash hand basin, low flush w.c, heated towel rail, tiling to all splashbacks, extractor.

## Outside

### Communal Gardens

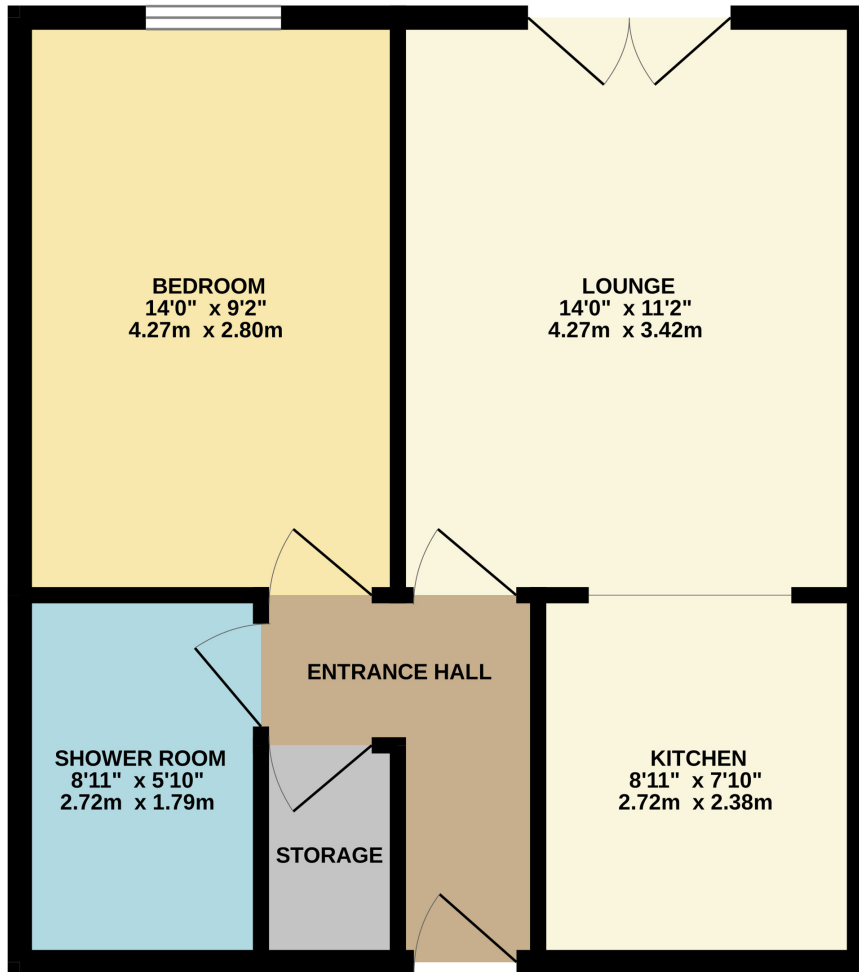
## Parking

We are informed that there is parking and visitors space parking available. Parking is to be confirmed for car owners only.





# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	