

FOR  
SALE



MAX. HEADROOM  
2.2m / 7'2"

21 Roundhouse Crescent, Worksop, Nottinghamshire S81 7AL

£95,000 - Leasehold



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## PROPERTY SUMMARY

Of possible interest for first time buyers or investors is this well presented and decorated tow bedroom first floor apartment that has uPVC double glazed windows and electric heaters. Having allocated parking and being close to local amenities, the accommodation comprises of; communal entrance hallway, Inner hallway, bay fronted lounge, kitchen with a range of fitted units, two double bedrooms, bedroom one with ensuite, bathroom. Viewing is strongly advised to fully appreciate.

## POINTS OF INTEREST

- *No Chain Involved*
- *Well Presented & Decorated*
- *Of Interest FTB's/Investors*
- *Two Double Bedrooms*
- *First Floor Apartment*
- *uPVC Double Glazed*
- *Viewing Highly Advised*
- *Two Bathrooms*
- *Allocated Parking*
- *Electric Heaters*



## ROOM DESCRIPTIONS

### Ground Floor

#### Communal Entrance Hallway

Access gained via intercom system, stairs to the first floor.

#### Hallway

With storage cupboard, cylinder airing cupboard.

#### Lounge 4.91m x 3.75m (16' 1" x 12' 4")

With a front facing bay window, electric heater.

#### Kitchen 3.54m x 2.03m (11' 7" x 6' 8")

With a good range of fitted wall and base units, worksurfaces, sink unit with mixer tap, plumbing for an automatic washing machine, rear facing window, split level cooker.

#### Bedroom One 3.80m x 3.01m (12' 6" x 9' 11")

With a front facing window, central heating radiator.

#### Ensuite

With shower cubicle and electric shower unit, wash hand basin, low flush w.c, tiling, extractor, heater.

#### Bedroom Two 3.62m x 2.93m (11' 11" x 9' 7")

With an electric heater and rear facing window.

#### Bathroom

White modern suite that comprises of; panelled bath, wash hand basin, low flush w.c, heater, extractor.

### Outside

#### Allocated Parking Space

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	82	83		
A				
(81-91)				
B				
(69-80)				
C	82	83		
(55-68)				
D				
(39-54)				
E				
(21-38)	82	83		
F				
(1-20)				
G	82	83		
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

