



## 49 DENBIGH AVENUE WORKSOP, S81 7SZ

**£85,000**  
**LEASEHOLD**

\*\*\*\*GUIDE PRICE £85,000-£90,000\*\*\*\*

This well-presented one-bedroom first-floor apartment offers modern open-plan living and is ideally suited to first-time buyers, those looking to downsize, or investors alike. Situated in a highly sought-after area, the property is conveniently located close to local shops and amenities, with excellent transport links via the A1 and M1 motorways. In brief, the property comprises an entrance hall, a generously sized bedroom with built-in wardrobes, a three-piece bathroom suite, and an open-plan living and kitchen area. Externally, the property benefits from an allocated parking space.

**Kendra  
Jacob**

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# 49 DENBIGH AVENUE

- \*\*\*\*GUIDE PRICE £85,000-£90,000\*\*\*\*
- ONE BEDROOM
- OPEN PLAN LIVING AREA
- FIRST FLOOR APARTMENT
- ALLOCATED PARKING SPACE
- MODERN LIVING
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES



## ENTRANCE HALL

With tiled flooring, electric radiator, power points, and a built-in storage cupboard.

## BEDROOM

Featuring a double-glazed window, wall-mounted electric radiator, built-in wardrobe, and power points.

## BATHROOM

Partially tiled suite comprising a panelled bath with shower over, pedestal wash hand basin, low-flush WC, chrome heated towel rail, shaving point, and extractor fan.

## OPEN PLAN LIVING / DINER/ KITCHEN

The kitchen is fitted with a range of wall and base units, electric oven and hob with stainless steel cooker hood over, and a stainless steel sink. There is plumbing for a washing machine and ample power points. The living area benefits from wall-mounted electric radiators, power points, and double-glazed windows providing plenty of natural light.

## EXTERNAL

This apartment is located on the first floor and benefits from immaculately maintained communal areas. Externally, there is an allocated parking space.

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**ADDITIONAL INFORMATION**

**Local Authority** – Bassetlaw

**Council Tax** – Band A

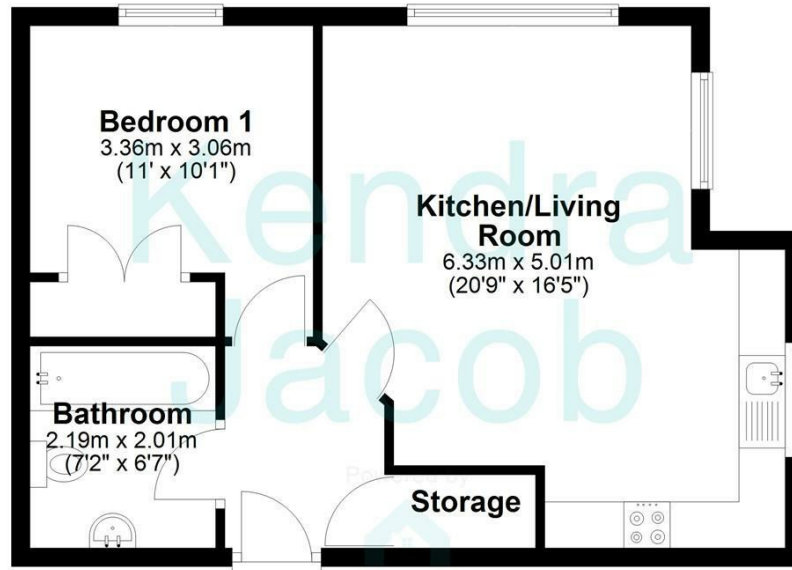
**Viewings** – By Appointment Only

**Floor Area** – 470.60 sq ft

**Tenure** – Leasehold

## Ground Floor

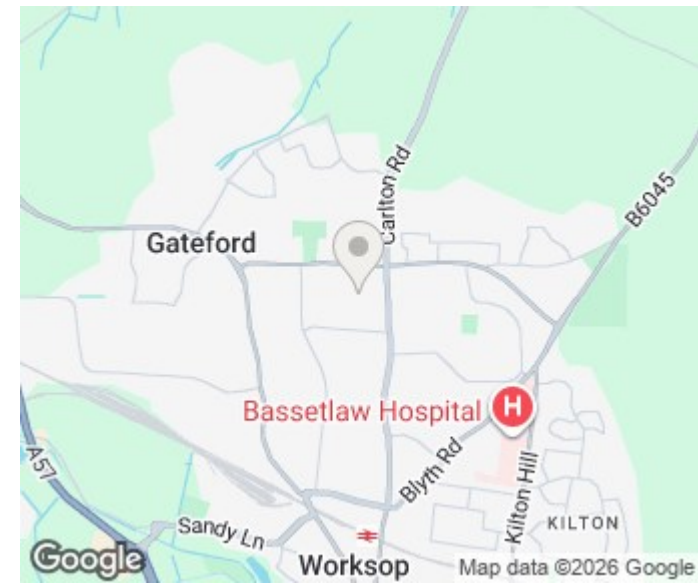
Approx. 43.7 sq. metres (470.6 sq. feet)



Total area: approx. 43.7 sq. metres (470.6 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>		82	86
(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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