



## 9 Royal Court, Worksop Nottinghamshire S80 2DL

**£120,000**

Available with No Upward Chain is this immaculately presented two-bedroom first-floor apartment. The property benefits from double glazing and gas central heating, and comprises: secure intercom entry system, private front door, entrance hallway, spacious lounge, modern fitted kitchen, two well-proportioned bedrooms, and a contemporary shower room.

The complex offers a range of communal facilities, including a shared conservatory where residents can socialise, as well as lift access to all floors. Externally, there is a residents' car park and well-maintained communal gardens.

This development is exclusively for residents aged 60 and over and enjoys a superb location — conveniently attached to The Crossing Community Centre and adjacent to The Acorn Theatre, which hosts a variety of social events.

Situated in the heart of the market town of Worksop, the property is within easy reach of a wide range of local shops and amenities, including the nearby bus and train stations, supermarkets, schools, Bassetlaw Hospital, and cinema. Excellent transport links via the A57 and M1 motorway network make this an ideal and well-connected place to live.

- Available with No Upward Chain – ready for immediate purchase.
- Immaculately presented first-floor apartment for residents aged 60 and over
- Secure intercom entry system with private front door access.
- Bright living room with patio doors, feature fireplace, and electric fire
- Open-plan kitchen with integrated oven, hob, and extractor fan.
- Two well-proportioned bedrooms with neutral décor and vertical blinds.
- Modern wet room – fully tiled, resin flooring, accessible shower with seat and handrails.
- Gas central heating and double glazing throughout.
- Access to a communal conservatory, ideal for socialising.
- Convenient town centre location close to shops, transport links, and amenities

locating your ideal home



### Hallway

The hallway provides access to the living room, both bedrooms, and the wet room, and also includes a boiler cupboard and an additional storage cupboard. There is a smoke detector, and the front door is accessed from the inner secure hallway, with an intercom system linked to the external entrance door for added security.

### Living Room

A bright and spacious room featuring patio doors that allow plenty of natural light to flood in. The focal point of the room is a wooden fire surround with a marble hearth and an inset electric fire. Additional features include two central heating radiators, wall and ceiling lights, and an open-plan layout leading into the kitchen area.

### Kitchen

Fitted with a range of wall and base units, the kitchen includes a gas hob with an overhead extractor fan, an integrated electric oven, and space for freestanding appliances. The room benefits from vinyl flooring and overhead spotlights, creating a clean and practical space.

### Master Bedroom

A generously sized double bedroom with neutral décor, central heating radiator, vertical blinds, and an emergency pull cord for peace of mind

### Bedroom Two

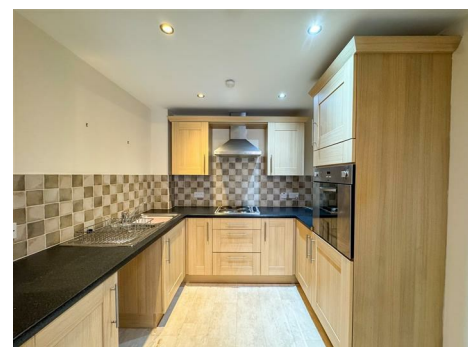
A further good-sized bedroom featuring neutral décor, a central heating radiator, and vertical blinds

### Wet Room

A well-presented and fully accessible wet room, fully tiled to the walls and fitted with resin flooring. It features a chrome towel radiator, low-flush WC, wash basin, and an overhead electric shower with a shower curtain for privacy. The low-rise shower screen, shower seat, and handrails make it ideal for wheelchair users. Finished with overhead spot lighting

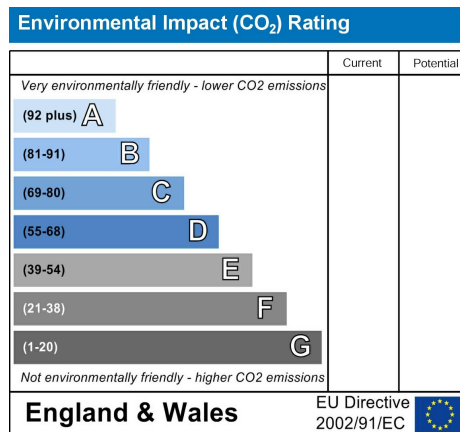
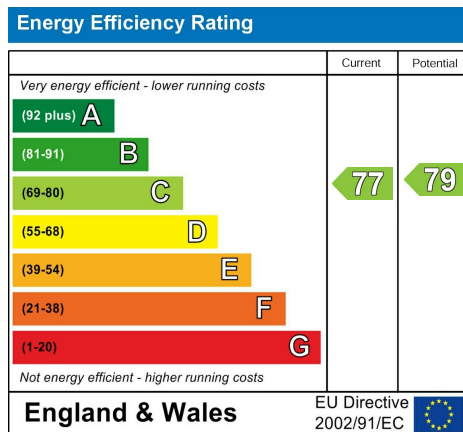
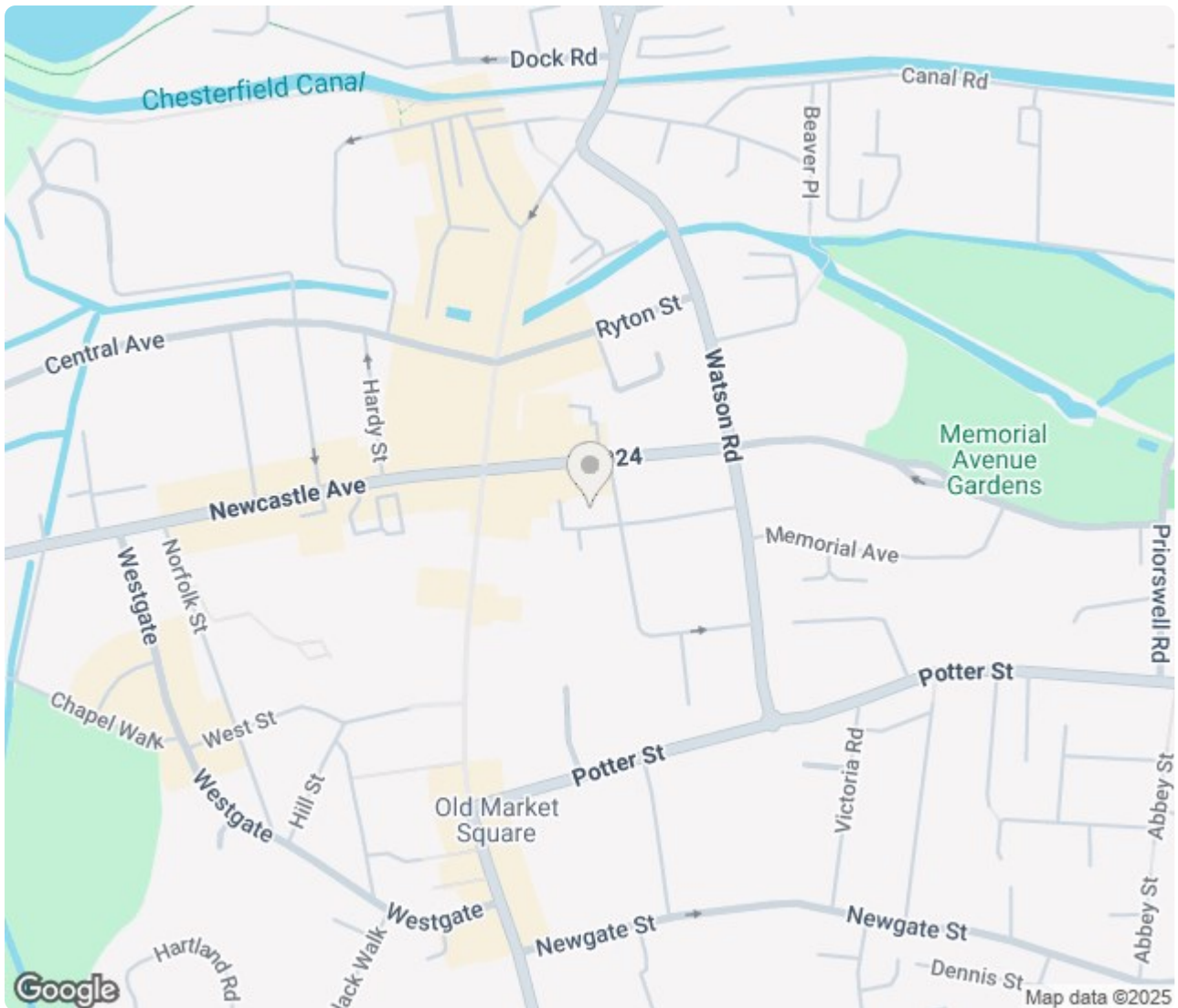
### Other Areas

Residents have access to a communal conservatory, shared across all floors, providing a pleasant social space to relax and meet other residents. This first-floor apartment is part of an over 60s development, offering comfort, convenience, and a welcoming community environment.



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Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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