



## **40 Royal Court, Worksop S80 2DL**

**Asking price £120,000**

Welcome to this charming over 60's retirement apartment located in the desirable area of Royal Court, Worksop. This delightful residence offers a comfortable and secure living environment, perfect for those seeking a peaceful lifestyle.

Spanning an impressive 735 square feet, the apartment features a well-proportioned reception room that provides a warm and inviting space for relaxation and socialising. The two spacious bedrooms are designed to offer both comfort and privacy, making them ideal for guests or personal use. Additionally, the property boasts two modern bathrooms, ensuring convenience for residents and visitors alike.

One of the notable features of this apartment is the recently fitted boiler, which promises efficient heating and hot water, adding to the overall appeal of the home. The thoughtful design and layout of the apartment cater to the needs of those looking for a low-maintenance lifestyle, allowing you to enjoy your retirement years to the fullest.

Situated in a friendly community, this property is not only a home but also a gateway to a vibrant social life. With local amenities and beautiful surroundings, you will find everything you need within easy reach.

This retirement apartment in Royal Court is a wonderful opportunity for those looking to downsize without compromising on quality or comfort. We invite you to come and experience the charm of this lovely home for yourself.

locating your ideal home





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
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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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