



**Sulis Gardens
Worksope
Nottinghamshire
S81**

Offers In Excess Of £95,000

bettermove

Sulis Gardens

Workshop

Bettermove are proud to present this 2 bedroom flat in Workshop, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and electric heating throughout, with allocated parking available.

The council tax band is A.

This is a leasehold property with 135 years remaining on the lease; the ground rent is £200.00 per annum, and the service charge is £1,600.00 per annum.

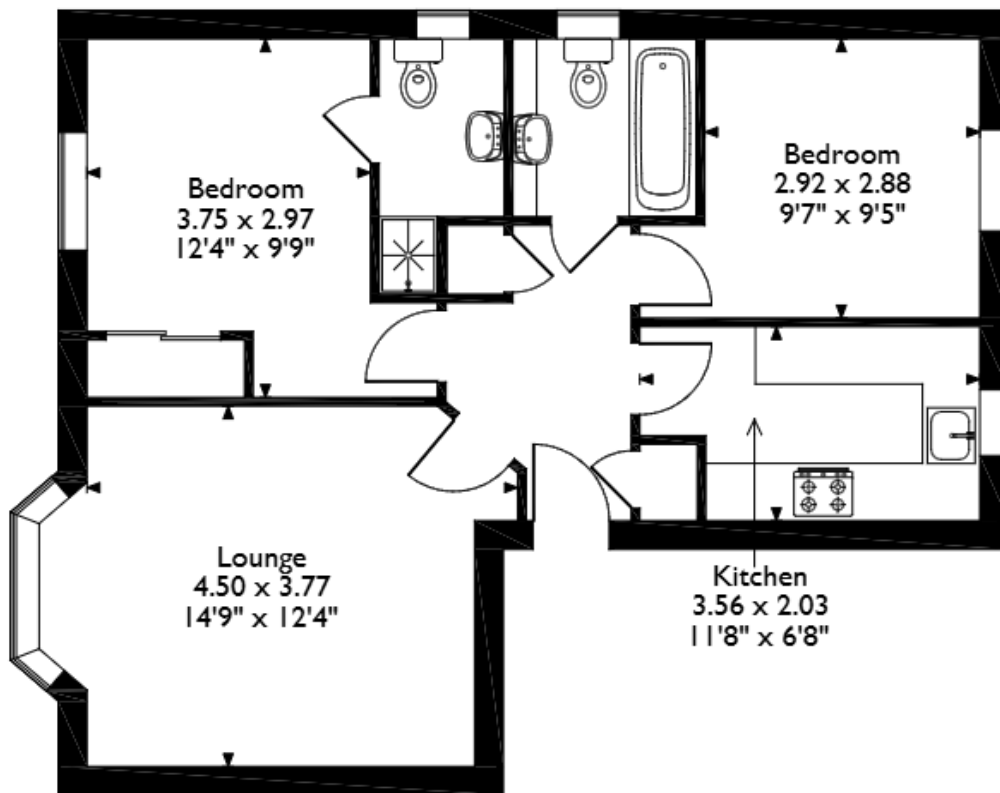
The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, and two double bedrooms, with the master bedroom benefitting from a private en-suite, alongside a family bathroom.

Located in the popular town of Workshop, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Workshop train station, a variety of local bus routes, and quick access to the M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Sulis Gardens, Worksop, Nottinghamshire
Approximate Gross Internal Area
58 Sq M/624 Sq Ft



Second Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	64
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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