



TRINITY ROAD | EDWINSTOWE | MANSFIELD | NG21 9RX

BuckleyBrown
ESTATE AGENTS

A PERFECT START!!!...We welcome you to this beautiful two-bedroom second floor apartment. The property features contemporary and tasteful decor! Located in the ever sought after area of Edwinstowe, with easy access to local amenities and good transportation links. The property also benefits from being situated in a gated development and comes with it's own allocated parking space.

As you walk up Two flights of stairs, you will find this wonderful apartment, the modern accommodation includes an entrance hall which provides access into the stunning lounge/diner which also an opening leading into the kitchen which creates a good sense of space. The kitchen is of a great size and comes complete with a range of modern units. There are two beautifully presented bedrooms. There is also a well appointed bathroom located just off the hallway. This is the perfect investment for anyone trying to get onto the property ladder. Call today to arrange a viewing!

Council Tax band A





Hall

With access to;

Kitchen 6'0" x 9'3"

Including a range of cabinets with work surfaces over and space for appliances. With window to rear elevation.

Lounge 16'5" x 16'7"

With window to rear elevation and balcony to side elevation.

Bedroom One 8'6" x 13'4"

With window to rear elevation.

Bedroom Two 7'0" x 10'7"

With window to rear elevation.

Bathroom 5'5" x 8'9"

Including a three-piece suite. With window to rear elevation.



Top Floor
60Sq.m/ 649.79Sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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