



Offers In The Region Of £110,000

ASHLEIGH AVENUE | | SUTTON-IN-ASHFIELD | NG17 2ST

BuckleyBrown
ESTATE AGENTS

WHAT A FIND!... You're going to love this two bedroomed apartment on Ashleigh Avenue which has been presented to a wonderful standard, with accommodation that is well proportioned and perfect to make your own. Ready to see more? Let's head inside...

As you walk through the entrance hallway you will find a cupboard for additional storage, which will certainly come in handy. As you walk further you will find a spacious living room which is of a brilliant size, with ample natural light and a lovely Juliette balcony which makes a lovely feature. Moving from here you'll find a fantastic kitchen, complete with a range of matching units and cabinets, an integrated oven and space and plumbing for a range of appliances too!

This apartment also hosts two well proportioned bedrooms which both complement each other well, as well as a bathroom fitted with a three-piece suite in white. Don't miss out, call now to arrange a viewing!





Entrance Hallway

With cupboard for additional storage and access to;

Living Room 15'1" x 10'7"

With Juliette balcony to the side which makes a lovely feature and allows for ample natural light to flood through. There is an opening leading nicely into;

Kitchen 5'8" x 14'5"

Complete with a range of matching units and cabinetry with complementary work surface over and inset sink and drainer. With integrated oven, space and plumbing for a fridge freezer and washing machine. With window to the rear elevation

Bedroom One 10'8" x 3'3".308'4"

With window to the side elevation

Bedroom Two 10'8" x 8'6"

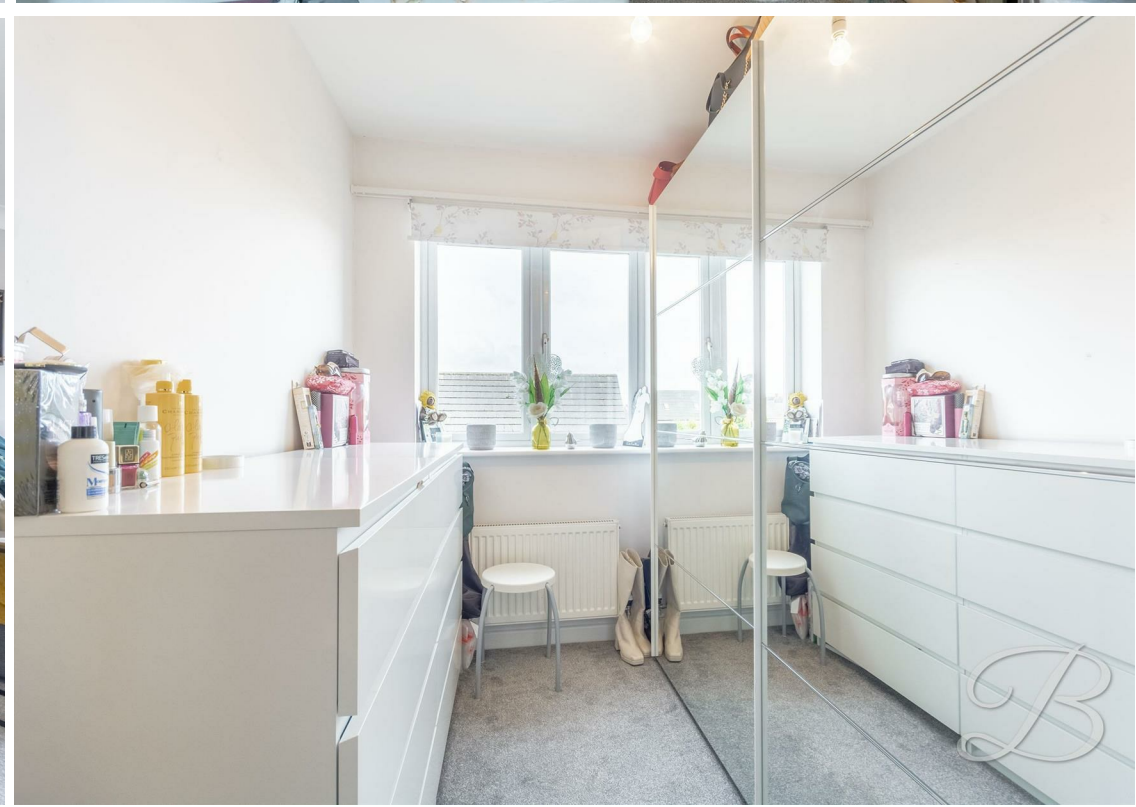
With window to the side elevation

Bathroom 6'2" x 7'0"

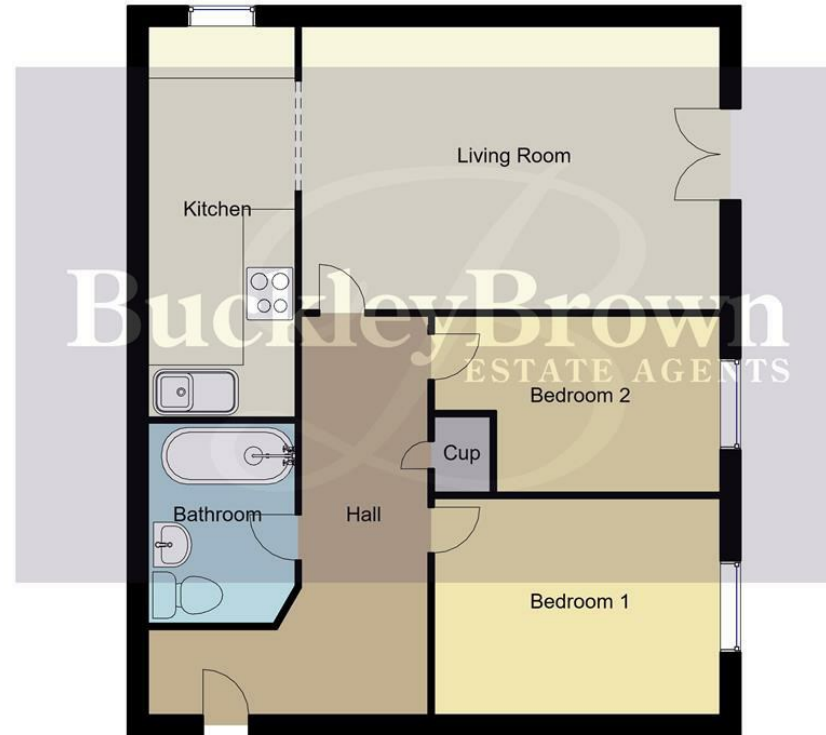
Complete with panelled bath, low flush WC and wash hand basin

Outside

With a parking space in the courtyard



Ground Floor
53 Sq.mt / 570.48 Sq.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. Specifically 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	77
(55-68) D		
(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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