



£695 Per Month

16 BOWNE STREET | | SUTTON-IN-ASHFIELD | NG17 4BJ

**BuckleyBrown**  
ESTATE AGENTS



A PERFECT START! That's what we think of this stunning, modern and stylish two bedroomed ground floor apartment. Featuring a contemporary and tasteful decor, complemented beautifully with quality modern fixtures and fittings which is sure to impress upon a viewing! Located in a sought after area close to Kings Mill Hospital and Amazon, in a modern purpose built development, this apartment comes with it's own allocated parking space. The stylish accommodation includes an entrance porch which provides access into the open plan living kitchen. The kitchen is fitted with a range of matching units which should hopefully appeal to most prospective tenants, and the living area benefits from having patio doors allowing plenty of natural light.

Off the living area

There is a well appointed bathroom, complete with a three piece suite in white. Early viewing is a must! Call today!

The gov.uk website outlines that this property is a council tax band A, however we recommend that any interest party conducts their own research.











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	80	80
(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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