



£750 Per Month

26 PRIMULA GROVE | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8SD

**BuckleyBrown**  
ESTATE AGENTS



STYLISH IN EVERY WAY!...An exceptionally well presented and spacious two bedroom apartment benefiting from a contemporary decor throughout and modern fixtures and fittings. We are sure you will be just as impressed as what we were when you view this property, as there is much more space than you first imagine.

The property is situated in the popular location of Kirkby in Ashfield which offers excellent transportation links into Nottingham as well as good access to local amenities, town centre and commuter links such as junction 27/28 of the M1 motorway and A38 making it ideal for commuting.

The apartment briefly comprises of an entrance hallway with brilliant storage cupboard and separate boiler cupboard. The hallway will lead you to the open plan living arrangement featuring a juliet balcony and includes lounge/dining area, and modern fitted kitchen with an array of attractive matching wall and base units. The kitchen benefits from built in appliances including fridge/freezer, oven, hob, extractor fan and washer/dryer. This area is great for entertaining and is such a bright airy space.

The master bedroom has the luxury of it's own en-suite shower room facility as well as offering a built in wardrobe and juliet balcony. The second bedroom is a small double also featuring a juliet balcony. The family bathroom is complete with a stylish white three piece suite and heated towel rail.

Outside the property is an allocated parking bay and further on street parking available.









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		
(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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NOTTINGHAM  
NOTTINGHAMSHIRE  
NG17 8SD



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