



£695

75 TRINITY ROAD | EDWINSTOWE | MANSFIELD | NG21 9RW

BuckleyBrown
ESTATE AGENTS

MODERN DAY LIVING!.. This stylish one bedroomed second floor apartment is perfect for any individual or couple looking for a place to call their own. Not only is this apartment located in the ever sought after area of Edwinstowe, it's also set in a gated development and comes with it's own allocated parking space. Impressed? Lets head inside to see more!

The stylish accommodation includes an entrance hall which provides access into the stunning lounge which also an opening leading into the kitchen which creates a good sense of space. This kitchen is of a lovely size and comes complete with a range of attractive units. There is a beautifully presented bedroom which benefits from loft space! There is also a well appointed bathroom located just off the hallway which includes a white three piece suite. Early viewing is a must! Call today to arrange a viewing!





Entrance Hall

With laminate flooring, wall mounted electric heater, built-in storage cupboard and access to;

Lounge 14'7" x 10'7"

With laminate flooring, double glazed window to front aspect and wall mounted electric heater.

Kitchen 9'8" x 5'8"

Complete with a range a wall and base units with worktop over, single sink and drainer with mixer tap over, splash back tiles, integrated oven, electric hob with extractor fan over, space for a fridge freezer, space and plumbing for washing machine, tiled flooring and double glazed window to front aspect.



Bedroom 10'2" x 10'7"

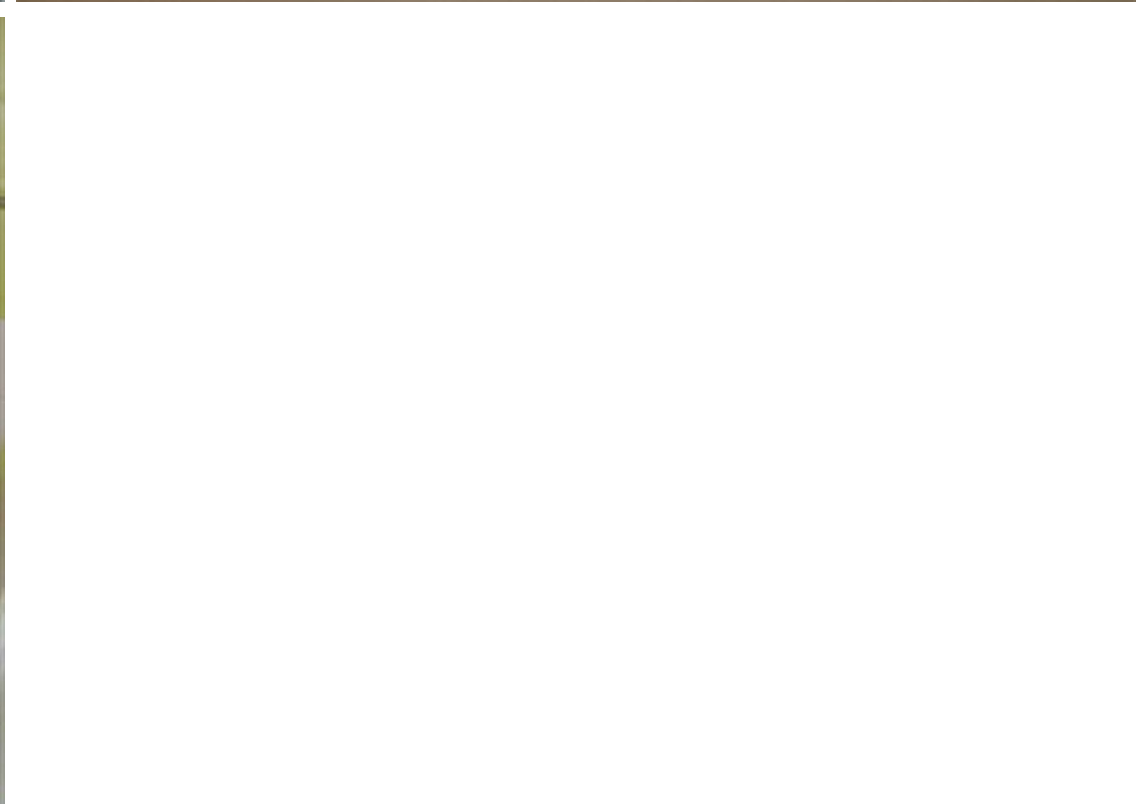
With laminate flooring, wall mounted electric heater, double glazed window to to rear aspect and access to loft space.

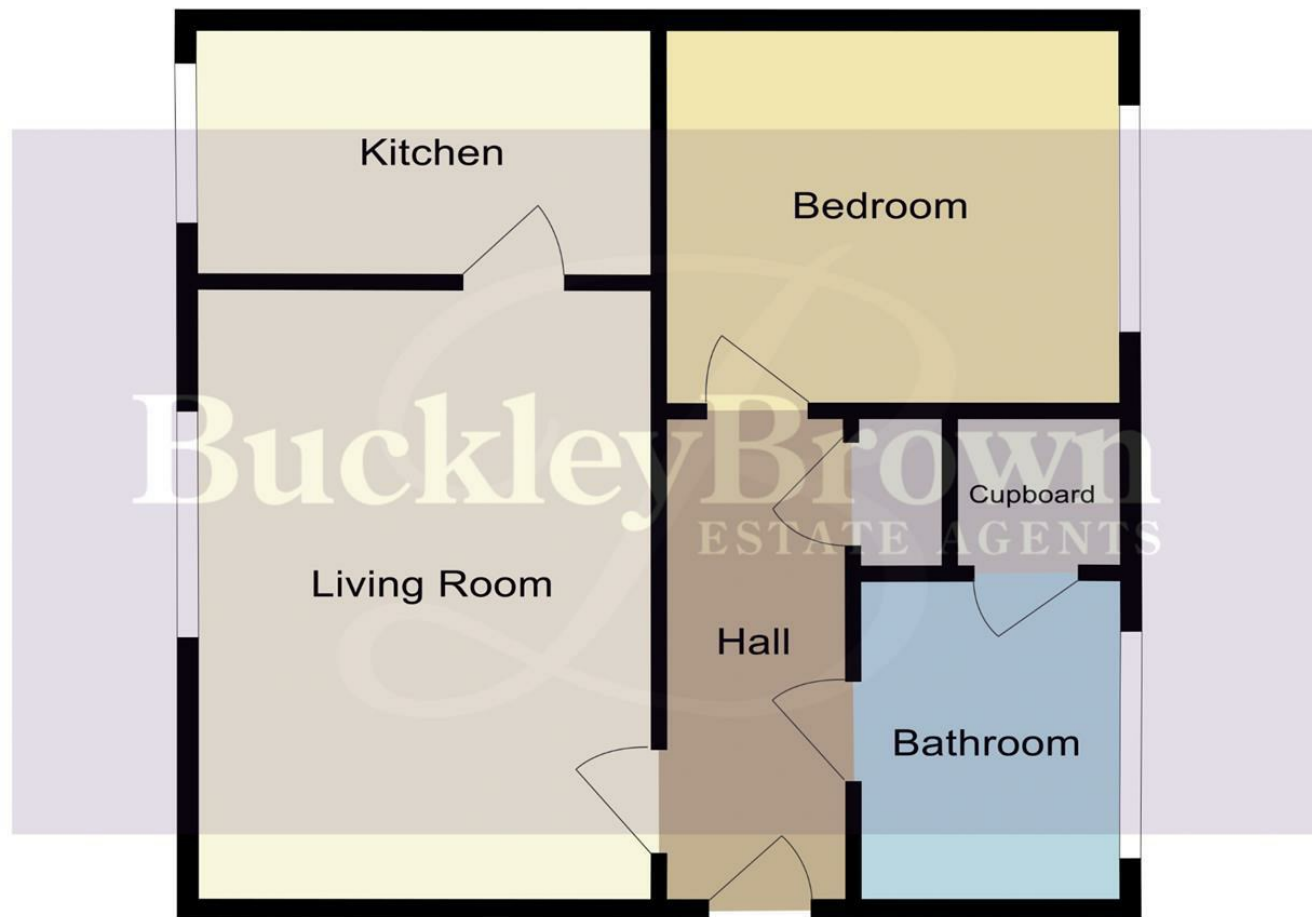
Bathroom 7'1" x 6'9"

Complete with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin, low flush WC, tiled walls, extractor fan, electric heater and double glazed window to the rear aspect.

Outside

There is an allocated parking space.





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	72	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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