



£115,000 Leasehold

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.





#### Entrance hallway

Entrance to the property.

#### Living Room/dining area

Carpeted living room with central heating radiator, Juliet balcony, and multiple windows along with space for your desired dining furniture.

#### Kitchen

Matching modern cupboards with wooden worktops above, integrated appliances, such as fridge/freezer, oven, inset sink and window.

#### Bedroom One

Spacious carpeted bedroom with lovely Juliet balcony, central heating radiator and space for a double bed. This bedroom has the luxury of its own en suite.



#### En Suite

Three piece suite with low flush WC, shower and hand wash basin.

#### Bedroom Two

Bedroom two is still spacious, with carpeted flooring, Juliet balcony and central heating radiator.

#### Bathroom

Three piece modern bathroom with bath, hand wash basin and low flush WC.

#### Outside

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







Ground Floor  
66 Sq.m/ 709.14 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	82	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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