



£725 PCM

1 TRINITY ROAD | EDWINSTOWE | MANSFIELD | NG21 9RW

  
**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 the ever sought after area of Edwinstowe, in a gated development, this apartment comes with it's own allocated parking space. The stylish accommodation includes an entrance hall which provides access into the two bedrooms. The master has the luxury of having an en-site facility, fitted with a suite in white. There is a well appointed bathroom, complete with a three piece suite in white. The lounge/diner is lovely, of a fair size and has an opening leading into the kitchen which creates a good sense of space to this room. The kitchen is fitted with a range of matching units which should hopefully appeal to most prospective tenants. Early viewing is a must! Call today!





#### Communal Entrance

Provides access to the apartments private entrance.

#### Entrance Hall

With laminate flooring and an electric heater.

#### Bedroom One 12'8" x 9'5"

With a double glazed window and an electric heater.

#### En-Suite

A well appointed en-suite facility, fitted with a modern suite in white comprising; shower cubicle, low level WC and a pedestal wash hand basin benefiting from complementary tiled splashbacks. With an opaque window to the side elevation. Tiled floor.

#### Bedroom Two 9'3" x 6'6"

With a double glazed window and an electric heater.

#### Bathroom

A superb bathroom fitted with a suite in white comprising; panelled bath, low level WC and a pedestal wash hand basin benefiting from complementary tiled splashbacks. Tiled floor.

#### Lounge/Diner 12'7" x 20'8"

A spacious reception room with a double glazed window, two electric heaters and laminate flooring. Opening leads into;

#### Kitchen 7'0" x 8'0"

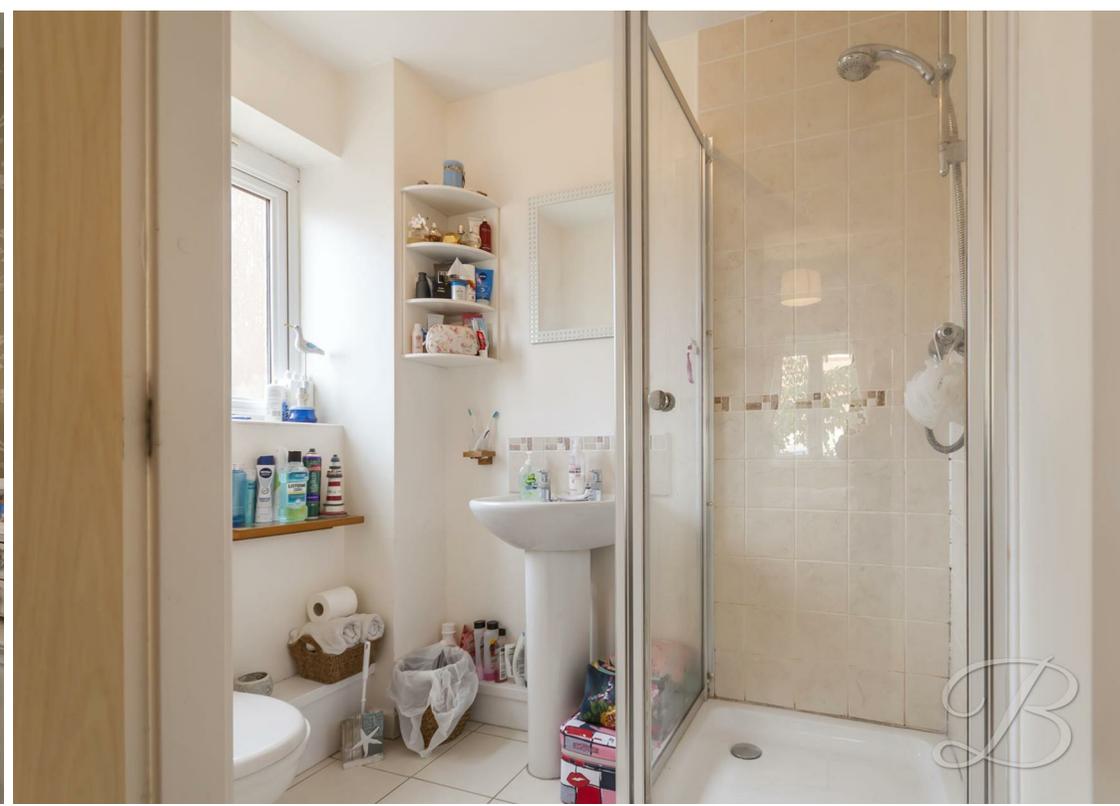
Fitted with an attractive range of matching wall and base units with a sink and drainer unit set into working surfaces. Having an



electric hob, oven and extractor over. Space for a fridge/freezer and further space with plumbing for an automatic washing machine. With a double glazed window and a tiled floor.

#### Outside

The property benefits from an allocated parking space.





We have prepared this floor plan to ensure the accuracy of the description and to help you understand the layout of the property. It is not intended to be used as a guide to the actual layout of the property. Measurements are approximate and should not be relied upon as a basis of a sale. This plan is for marketing purposes only and should not be used as such by any prospective purchaser. Specifically no guarantee is given on the proportion of the property required on the plan.

**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>		73	78
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

1 TRINITY ROAD  
EDWINSTOWE  
MANSFIELD  
NG21 9RW



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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.

**BuckleyBrown**  
ESTATE AGENTS