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NG15 7HJ

need2view
property services
Sales & Lettings

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**NO
CHAIN**

**42 CLARE ROAD
SUTTON IN ASHFIELD
NOTTINGHAMSHIRE
NG17 5BB**



OFFERS IN THE REGION OF £60,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ.

TENURE

Leasehold – 999 years from 1st February 2008

- Ground Floor Flat
- Two Bedrooms
- Modern Kitchen/Living Room
- Family Bathroom
- Private Garage
- Close To Local Amenities
- Viewing Highly Recommended

42 CLARE ROAD, SUTTON IN ASHFIELD, NOTTINGHAMSHIRE

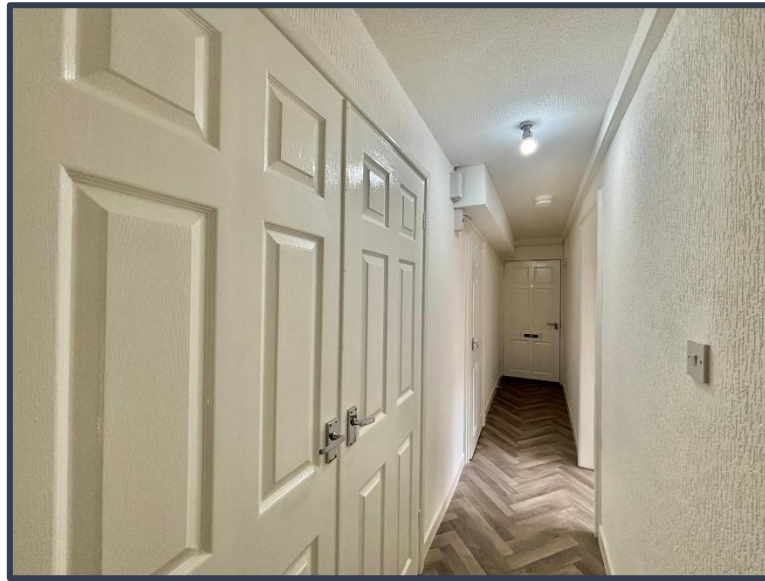
Need2View bring to market this spacious two bedroom, ground floor flat located in the popular town of Sutton in Ashfield in Nottinghamshire.

The property offers a spacious living room/kitchen area, two good sized bedrooms and the family bathroom, all conveniently located on one level. Outside the property has communal gardens and a garage for private parking. This property would make the ideal investment to add to a property portfolio so don't miss out, book a viewing today!

Entrance door into:

HALLWAY

With access to all the rooms, storage cupboard and a ceiling light point.



LIVING ROOM/KITCHEN

12'2" x 12'8" A spacious family room with UPVC double glazed windows in the living area, a kitchen fitted with a range of wall and base units in a white finish, space and plumbing for a washing machine, space and plumbing for a fridge freezer, integrated oven, four ring hob, extractor fan, single drainer sink with mixer tap, built in storage cupboard, access to bedroom two, power and ceiling light points.



42 CLARE ROAD, SUTTON IN ASHFIELD, NOTTINGHAMSHIRE

BEDROOM ONE

8'9" x 11'11" With UPVC double glazed window, power and ceiling light points.



BEDROOM TWO

8'9" x 9'6" With UPVC double glazed window, power and ceiling light points.



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BATHROOM

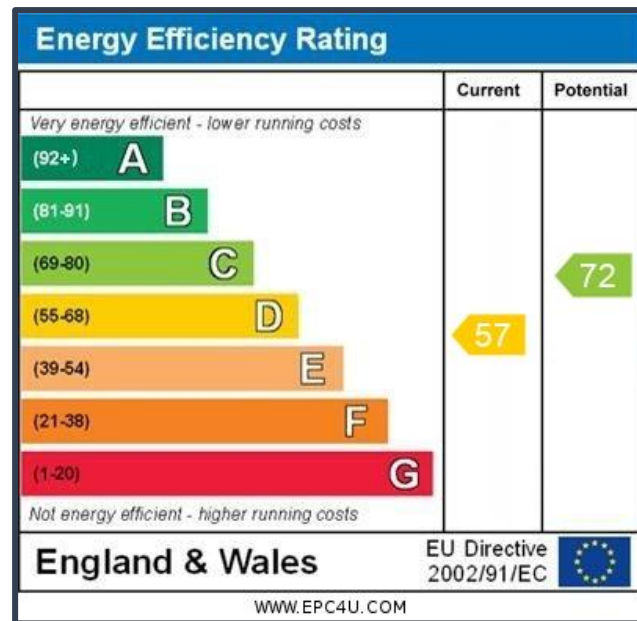
6'7" x 4'9" White suite comprising of a wash hand basin, W.C., shower cubicle and ceiling light point.



OUTSIDE

Outside the property there are communal gardens and a private garage.

EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Ashfield District Council

Council Tax Band – A

Primary School – Leamington Primary and Nursery Academy

Secondary School – Ashfield School

Stamp Duty on Asking Price: N/A (Additional costs may apply if being purchased as a second property)

Management Fee - £765.19 every 6 months

Ground Rent - £200.00 per annum

Lease - 999 years from 1st February 2008

FLOOR PLAN



Ground Floor

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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.