



*Trinity Road*

*Edwinstowe*



£107,000

**(Chadwells**  
Estate & Letting Agents





# Immaculately Presented Two Bedroom Apartment...





*Trinity Road*



# *Welcome*

Chadwells are pleased to offer for sale this well-maintained two-bedroom apartment, ideally situated on the second floor of a modern residential development in the desirable village of Edwinstowe. The property benefits from a spacious and well-appointed interior including a lounge diner, kitchen, two bedrooms with an en-suite to the master bedroom and a family bathroom. Allocated parking within a secure residents' car park with convenient access to local amenities, transport links, and scenic woodland walks. Located in a peaceful and attractive village setting, this apartment represents an excellent opportunity for first-time buyers, investors, or those seeking a low-maintenance residence, and comes to the market with No upward chain, offering a smooth and straightforward purchase process. Early viewing is highly recommended, please contact us to avoid missing out.



# Step inside...

## Entrance Hall

Accessed through a wooden fire door to the shared landing area and having carpet flooring, loft access, electric storage heater and airing cupboard.

## Lounge/Dining 12' 6" x 20' 6" (3.81m x 6.24m)

Open plan lounge diner with carpet flooring, window to the front aspect, two electric storage heaters, TV point and archway through to the kitchen.

## Kitchen 7' x 7' 10" (2.13m x 2.39m)

Range of wall and base units, square edged work surfaces, electric hob with extractor above, vinyl flooring and window to the front. Appliances include washing machine, dishwasher and fridge freezer.

## Master Bedroom 9' 4" x 12' 8" (2.84m x 3.86m)

Carpet flooring, electric storage heater, built in black wardrobe with mirror fronted door, window to the side and door to the en-suite.

## En-Suite 4' 9" x 6' 7" (1.45m x 2.01m)

Fitted with a three piece suite comprising of shower cubicle, low flush WC, and hand wash basin. Vinyl flooring and part tiled walls and ceiling light fitting.

## Bedroom Two 6' 6" x 9' 1" (1.98m x 2.77m)

With carpet flooring, wall mounted electric storage heater, black finished single wardrobe with mirror front and window to the side aspect.

## Bathroom 6' x 6' 10" (1.83m x 2.08m)

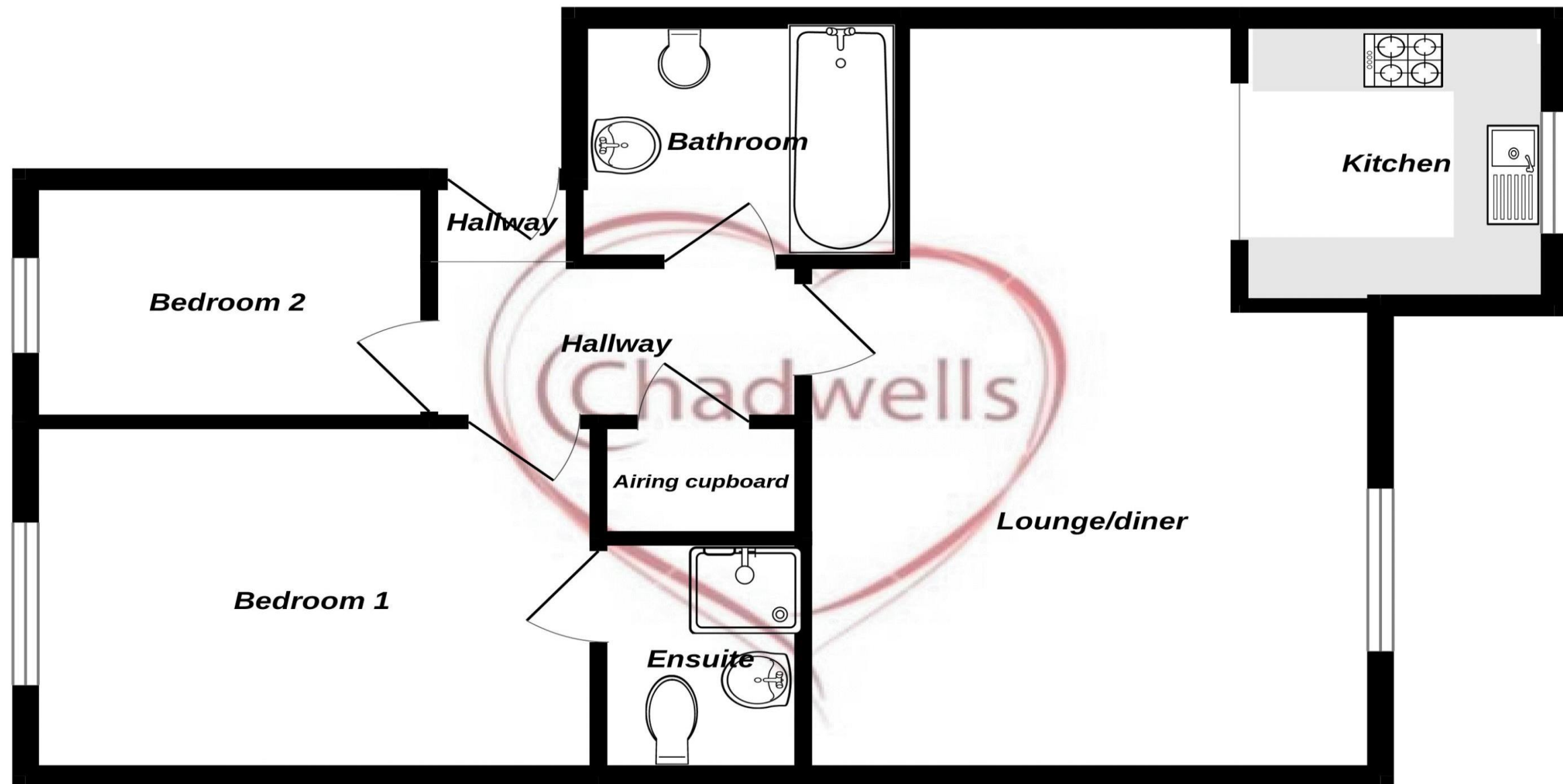
Fitted with a three piece suite comprising of bath, low flush WC and hand wash basin. vinyl flooring, ceiling light fitting and partly tiled walls.

## Externally

Allocated parking space and gated access.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 74 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We'd Love To Show You Around!

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