



22 Trinity Road, Edwinstowe, NG21 9RX

Price £99,950

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Stylish First-Floor Apartment in Edwinstowe

Situated on the peaceful fringes of Edwinstowe, this immaculately presented two-bedroom, two-bathroom first-floor apartment offers a superb opportunity for first-time buyers, downsizers, or investors alike. Securely tucked away within a modern residential development, this leasehold property benefits from secure gated parking, a private entrance with intercom access, and light-filled interiors throughout.

Secure, Low-Maintenance Living

Accessed via a well-maintained communal stairway, the apartment opens into a welcoming entrance hall with built-in storage and a telephone entry system—ideal for peace of mind and everyday convenience. This first-floor position not only enhances security but also offers elevated views and natural light throughout the living space.

Spacious Lounge & Dining Area

The heart of the home is the generous lounge/diner, extending over 6 metres in length at its widest point. Designed for both comfort and practicality, this flexible space easily accommodates a sofa suite and dining area, with a TV point and electric heating for year-round comfort. A large uPVC double-glazed window with vertical blinds fills the room with light while maintaining privacy.

Contemporary Fitted Kitchen

The adjacent kitchen is finished in a tasteful beech-effect with contrasting black worktops and tiled flooring, giving the space a modern yet welcoming feel. Integrated appliances include an electric oven, hob, and extractor, with space provided for a fridge and plumbing for a washing machine. Whether preparing daily meals or hosting friends, this well-appointed kitchen is ready to meet every need.

Two Double Bedrooms, Two Bathrooms

Both bedrooms are well-proportioned and designed for flexibility, whether as sleeping accommodation, a guest room, or a home office.

The primary bedroom enjoys the benefit of a stylish en-suite shower room and TV point—perfect for personal space and

added comfort.

The second bedroom is also a generous double and served by a modern family bathroom fitted with a white suite, including a bath with overhead shower, vanity basin and WC.

This layout makes the apartment ideal for shared living or those who frequently host guests.

Safe & Convenient Parking

Outside, the development features secure, gated access with one allocated parking space for the apartment. This gated element offers residents both peace of mind and exclusivity, rarely found at this price point. Visitor parking and well-kept communal areas enhance the experience of living here.

Location: Edwinstowe Village and Beyond

Trinity Road is ideally located on the edge of Edwinstowe—one of Nottinghamshire's most charming villages, known for its connection to the legendary Sherwood Forest. Enjoy walks through nearby nature reserves, historic attractions, and the local high street, which is home to cafes, convenience stores, and independent retailers.

Commuters are well placed for access to Mansfield and the wider Nottinghamshire area, with reliable road links and public transport options close by.

Whether you're working nearby or just want to enjoy a quieter pace of life with amenities close at hand, this location ticks all the boxes.

Ideal for First-Time Buyers or Investors

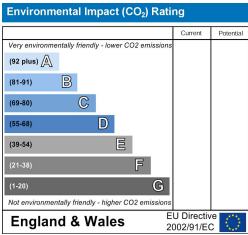
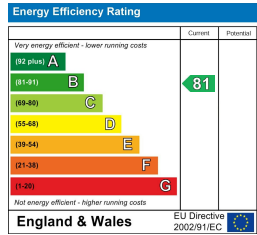
With its combination of practical layout, low-maintenance living, and excellent location, this apartment makes an ideal first purchase or rental investment. The property has been well maintained by the current owner and is move-in ready, with neutral décor and a clean, modern feel throughout.

Tenure

We have been advised by the Vendor that the property is LEASEHOLD with 134 Years remaining on the lease. Service Charge and Ground Rent TBC.

Council Tax
Band A.





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