



£140,000 Leasehold

FLAT 1, 59 HIGH STREET HIGH STREET | | ALFRETON | DE55 7DP

**BuckleyBrown**  
ESTATE AGENTS



NO CHAIN! CASH BUYERS ONLY!...

Contemporary modern living...

Ideally located on Alfreton's bustling High Street, this generously proportioned two-bedroom first-floor apartment offers an exceptional opportunity for commuters and lifestyle seekers alike. With superb access to the A38, A61, and M1, convenience and connectivity are key highlights of this centrally positioned home.

Inside, the apartment features a bright and spacious living room filled with natural light, two well-sized double bedrooms, a contemporary fitted kitchen with all the appliances you need, and a stylish three-piece shower suite. The layout is both practical and inviting, designed to suit the demands of modern living.

Step outside and you're just moments from a wide array of local amenities including shops, cafes, supermarkets, and excellent public transport links—placing everything you need right on your doorstep.

Whether you're a first-time buyer, downsizer, or investor, this low-maintenance home presents a fantastic opportunity to secure a well-located property with strong appeal and lasting value.





#### Entrance Hall

Tiled flooring, electric radiator, storage cupboard and access to:

#### Bedroom One 13'3" x 13'1"

Double bedroom laminate flooring, electric radiator and double glazed rear window.

#### Bedroom Two 11'3" x 12'0"

A second double bedroom with laminate flooring, electric radiator and double glazed rear window.

#### Lounge 11'10" x 16'6"

Luxuriously sized living space with tiled flooring, electric radiator and dual aspect double glazing.

#### Kitchen 9'3" x 10'8"

Fitted kitchen, tiled flooring, partially tiled walls, and double glazed window to the side elevation.

#### Shower Room 9'3" x 5'4"

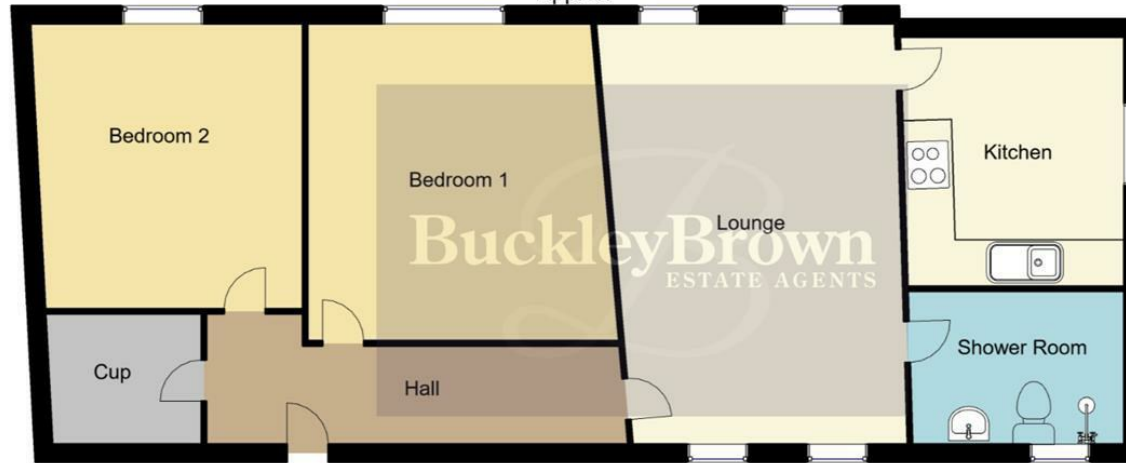
Modern three-piece suite, comprising shower, wash hand basin and wc, tiled flooring and mainly tiled walls, and double glazed window.







Ground Floor  
72sq.m/779.89sq.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>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	53	
(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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