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DavidJames
the estate agent

Station Road, Sutton-In-Ashfield, NG17 5HB

£650 Per Calendar Month

About This Property

This spacious two-bedroom duplex flat in Sutton-in-Ashfield offers well-proportioned accommodation arranged over two floors. The ground floor comprises an entrance hall leading through to a fitted kitchen, complete with integrated cooking appliances and space for a small dining table, creating a practical and sociable layout. To the first floor, the property boasts a generous lounge featuring an attractive fireplace, providing a cosy focal point to the room. There are two well-sized bedrooms, offering versatility. The accommodation is completed by a modern three-piece shower room, fitted with a convenient step-in shower. Close to local amenities and public transport.

TENANCY DETAILS

Available From: NOW

Furnishing: Unfurnished

EPC Rating: C

Council Band: A

- Spacious two-bedroom duplex flat
- Located in Sutton-in-Ashfield
- Accommodation over two floors
- Entrance hall and kitchen to ground floor
- Fitted kitchen with integrated cooking appliances
- Generous first-floor lounge with feature fireplace
- Two well-proportioned bedrooms
- Modern three-piece shower room with step-in shower
- Full double glazing & gas central heating
- Close to local amenities and public transport







Floor 0



Floor 1



Approximate total area⁽¹⁾

71.2 m²
767 ft²

Reduced headroom

1.5 m²
16 ft²

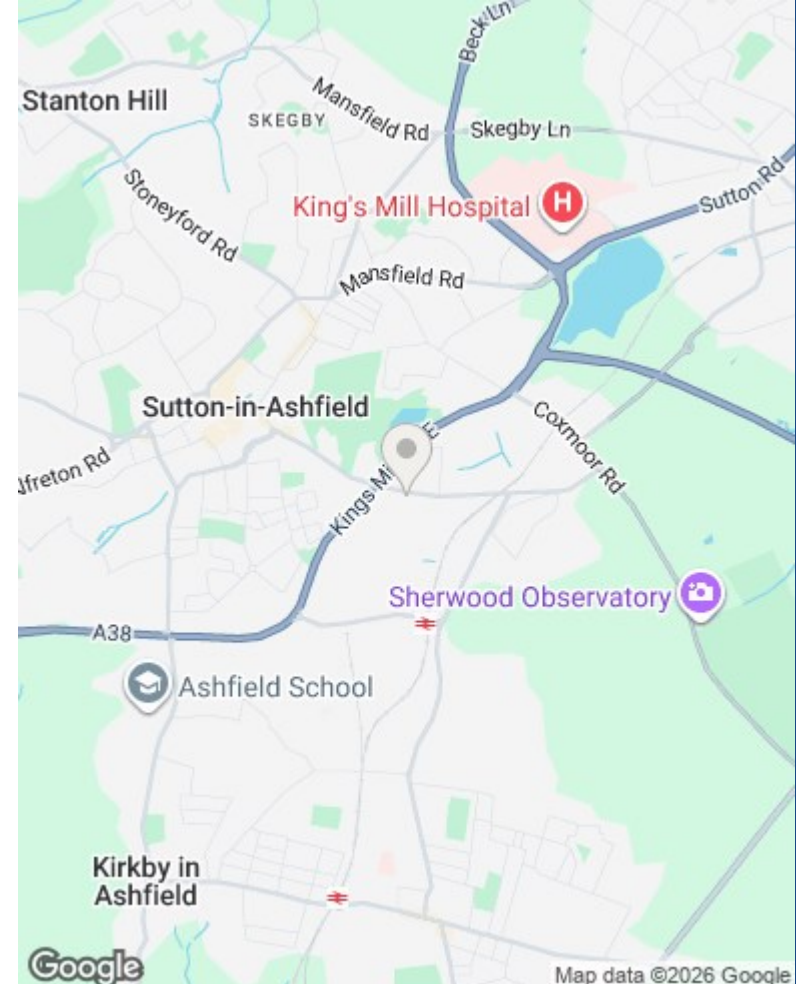
(1) Excluding balconies and terraces.

Reduced headroom:

Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band: A
Ashfield District Council

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