



14 Oaktree Close, Sutton-In-Ashfield, Nottinghamshire NG17 5LJ

£495 Per Month

Be the first to view this well presented TWO BEDROOM GROUND FLOOR APARTMENT. The accommodation comprises entrance hall with storage cupboard, open plan lounge/dining room and Kitchen and fitted oven and gas hob, two bedrooms and a fitted bathroom with shower above the bath. There is also gas central heating throughout and UPVC double glazing. To the rear of the building there is a communal parking area with allocated parking spaces. An early viewing is highly recommended.

Ground Floor

Entrance Hall

Entrance door, carpeted flooring, central heating radiator and door to storage cupboard.

Open Plan Lounge/Kitchen

19'4 x 13'1 (5.89m x 3.99m)

Lounge area has carpeted flooring, central heating radiator and a UPVC double glazed window. The kitchen is fitted with a range of matching base and wall cupboard units with roll top work surfaces inset with drainer sink and mixer tap, single electric oven, four ring gas hob and extractor above, UPVC double glazed window and vinyl flooring.



Lounge/Kitchen Second Picture



Lounge/Kitchen Third Picture

Inner Hall

With carpeted flooring

Bedroom No.1

12'2 x 8'7 (3.71m x 2.62m)

Carpeted flooring, UPVC double glazed window and carpeted flooring.



Bedroom No.2

7'6 x 7'5 (2.29m x 2.26m)

Carpeted flooring, UPVC double glazed window and carpeted flooring.



Bathroom

Fitted with a three piece white suite comprising panelled bath with shower above and glazed shower screen, low level W.C and pedestal wash hand basin, vinyl flooring, central heating radiator and part tiled walls.



Outside

Rear Parking

To the rear there is allocated parking and visitor parking to the front.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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John Sankey MBE FNAEA, Beryl Sankey FNAEA - Partners



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These particulars are believed to be correct, but are not a guarantee, do not form part of any contract and should be verified by personal inspection of the property. We have not tested or checked any appliances, fixtures, central heating etc. where fitted.