



Offers Over £60,000 Leasehold

24 ASHLEIGH AVENUE | | SUTTON-IN-ASHFIELD | NG17 2ST

**BuckleyBrown**  
ESTATE AGENTS



\*\*\*\*50% SHARED OWNERSHIP\*\*\*\*

Welcome to this beautifully presented two-bedroom flat, perfectly located in the popular area of Sutton-in-Ashfield. Set within easy reach of a wide range of local amenities, shops, schools, and excellent transport links, this home offers both comfort and convenience.

As you step inside, you are greeted by a welcoming entrance hall that leads into the heart of the property. The open-plan kitchen and living room is bright and spacious, enhanced by large windows and double doors that allow natural light to flow through, creating a warm and inviting atmosphere. The modern kitchen provides ample storage and workspace, making it ideal for both everyday living and entertaining guests.

There are two well-proportioned bedrooms, offering flexible accommodation for a couple, small family, or those working from home. The stylish bathroom is finished to a high standard, providing a practical yet relaxing space.

Externally, the property comes with the added benefit of one allocated parking space, along with plenty of visitors parking spaces offering security and convenience.

Call today to arrange a viewing!!!





#### Entrance Hall

With access into;

#### Kitchen/Living Room 14'9" x 14'0"

The kitchen is complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, gas hob with hood over and space for appliances. The living room offers ample space for your furniture. With Windows and double doors to the front elevation.

#### Bedroom one 8'7" x 13'3"

With carpeted flooring and a window to the front elevation.

#### Bedroom Two 6'1" x 14'0"

With carpeted flooring and a window to the front elevation.

#### Bathroom 9'4" x 6'11"

Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin. With a window to the side elevation.

#### Outside

The property benefits from an allocated parking space.









Ground Floor  
51sq.m/537.26sq.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.  
CC Ltd ©2018

**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>                            | 80      | 80        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

24 ASHLEIGH AVENUE  
SUTTON-IN-ASHFIELD  
NG17 2ST



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

**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.

**BuckleyBrown**  
ESTATE AGENTS