



**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



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Approximate total area<sup>(1)</sup>

71.2 m<sup>2</sup>  
767 ft<sup>2</sup>

Reduced headroom

1.5 m<sup>2</sup>  
16 ft<sup>2</sup>

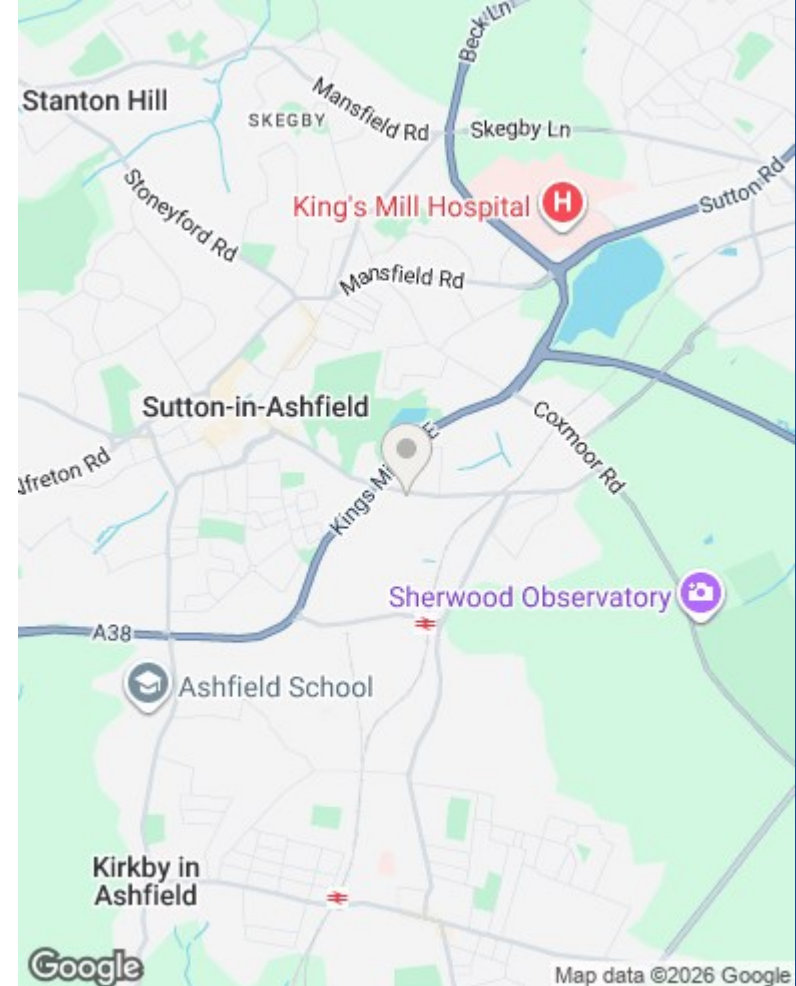
(1) Excluding balconies and terraces

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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