



**Alder Close, Shirebrook**  
Mansfield, NG20 8QD



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£75,000 Leasehold**

**\*\*PERFECT FOR SINGLES, COUPLES OR BUY-TO-LET INVESTORS. THIS IS AN EXCITING OPPORTUNITY TO PURCHASE A GROUND-FLOOR FLAT (with a rear garden in Shirebrook)\*\***

PRICED TO SELL- This property is situated in a cul-de-sac/on a private street and comprises the following: Side entrance via a upvc door into the entrance hallway, lounge to the front elevation, master bedroom, family bathroom which is fitted with a three-piece suite (electric shower installed) and white fitted kitchen/integrated oven, hob and extractor fan.

Externally: Parking for all residents to the front, access to the main door, and walkway to the rear enclosed garden which is mainly laid to lawn.

**NO UPWARD CHAIN!!!**



## Accommodation

### Entrance Hallway

7'0" x 4'9" (2.145m x 1.468m)

### Lounge

15'5" x 10'4", (4.719m x 3.166,)

### Kitchen

11'10" x 5'10" (3.626m x 1.799m)

### Family Bathroom

5'6" x 1'3" (1.691m x 0.386m)

### Master Bedroom


12'6" x 10'4" (3.829m x 3.166m)

### Externally



- **\*\*LEASEHOLD** (owner stated fee is under £200 per year with 107 years remaining)
- Buildings insurance covered with the ground rent payment
- Ground floor flat
- On road parking-spaces available for owners/visitors



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>	74	76
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**COUNCIL TAX INFORMATION:**

Local Authority:  
Council Tax Band:

**AGENTS NOTE – DRAFT PARTICULARS:**

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