



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>		
(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:**

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services



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A circular award seal with a gold border and a dark blue center. The word "BEST" is written in large, gold, serif capital letters at the top. Below it, in smaller white sans-serif capital letters, is "ESTATE AGENT GUIDE". Underneath that, in gold sans-serif capital letters, is "AWARDS 2023". The bottom half of the seal is gold and contains the word "WINNER" in large, dark blue, bold sans-serif capital letters, with "SALES" in smaller dark blue sans-serif capital letters below it.

**BEST**

ESTATE AGENT GUIDE  
**AWARDS 2023**

**WINNER**  
SALES