



**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:**

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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



t: 01623424616  
e: mansfield@newtonfallowell.co.uk



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in Mansfield