



## FLAT 4 45 MANSFIELD ROAD ALFRETON

£695 Per

Recently converted 1 bedroom apartment in Alferton.  
This apartment comprises of:

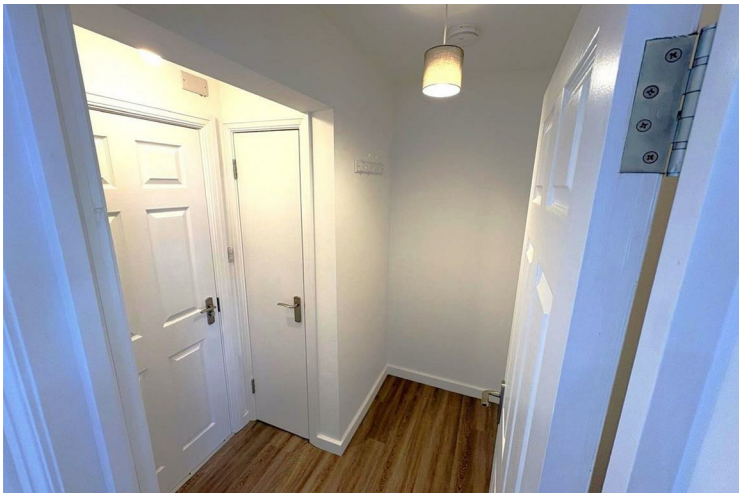
- Hallway/entrance benefits from storage cupboard.
- First floor location, up one flight of communal stairs. No lift in the building.
- Open plan living / kitchen with windows to the rear of the building, and included in the kitchen is a oven, 4-ring hob, washer/dryer and fridge/freezer with freezer box. 5.30m x 3.90m



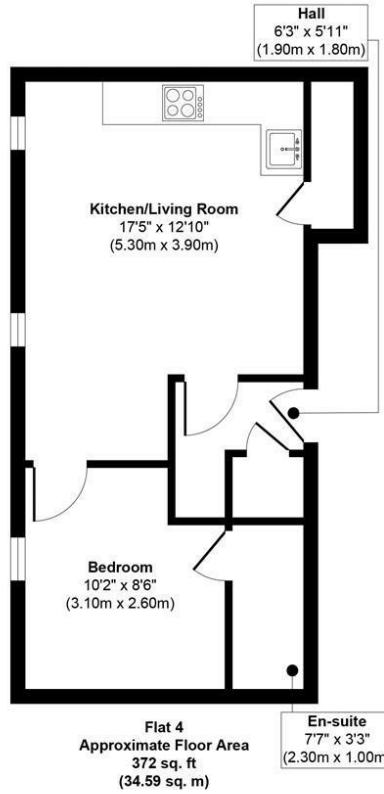
- Open plan living / kitchen
- Washer/dryer included
- Fridge/freezer included
- All windows throughout fitted with blinds or curtains
- Fitted storage solutions throughout
- Electric heating throughout
- EPC Rating: C
- Walking distance to shops, transport and a large range of amenities



- 1/2 mile from Alfreton train station • Easy access to the A38 , M1 J28 and South Normanton.



**Flats 1 - 5 45 Mansfield Road DE55 7JJ**



**Approx. Gross Internal Floor Area 2081 sq. ft / 193.57 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: C    Council Tax Band: New Build**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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