



FIRST FLOOR FLAT 80A NEW LANE SUTTON-IN-ASHFIELD

£525 Per

A modernised 1 bedroom upstairs flat benefiting from new kitchen, redecorated and new carpets! It has its own private entrance via external metal staircase and is laid over 1st and 2nd floors.

It has small entrance hall, kitchen with new units (cooker can be provided if requested), separate lounge, shower room with shower cubicle and basin, and a separate WC. The bedroom is located on the upper floor and is a good size double bedroom with Velux ceiling windows and sloping ceilings.

Room measurements:

Kitchen 3.1m x 2.7m (wall to wall).

Lounge 3.31m x 3.65m at widest.



- Brand new kitchen • Fully re-decorated throughout • Brand new carpets fitted • Private entrance front door

Material information

Access: The flat is accessed via a metal stair case to the rear of the building.

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Gas central heating via a combi boiler

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Very Low

River/Sea = Very Low

Groundwater = This location is outside of a groundwater flood alert area.

Reservoirs = Flooding from reservoirs is unlikely in this area.

Coal mining area location: located on the coalfield.

Council: Ashfield District Council

Any planning permission in the area: see planning.ashfield.gov.uk/planning-applications

Terms and conditions

Costs to move into this property = £121.00 Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead).

Tenancy deposit, equivalent to 5 weeks rent, being £605.00.

First months rent in advance.

Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.



- Within easy reach of Kings Mill Hospital • Close to Sutton-in-Ashfield and Mansfield • Separate lounge and kitchen • Spacious double bedroom on an upper floor • On the street parking • Council tax band = A





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: E Council Tax Band: A

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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