



**FLAT 3 47 MANSFIELD ROAD  
ALFRETON**

**£695 PCM**

Newly refurbished in 2025, this well-presented one-bedroom apartment offers spacious open-plan living, a modern fitted kitchen and excellent built-in storage, ideal for a single professional or couple.



- VIRTUAL TOUR AVAILABLE • Refurbished in 2025 • Spacious open-plan living/kitchen area • Modern throughout

### Living / Kitchen

This well-presented apartment offers a spacious open-plan living and kitchen area, creating a bright and airy space overlooking the rear of the property (car park aspect). The living area also benefits from a useful storage cupboard, ideal for household items. The modern kitchen is fitted with an oven, electric hob, extractor fan, stainless steel sink with matching splashback, and an undercounter fridge/freezer. Roller blinds are included.

### Shower room

The generous sized shower room features a white suite comprising W/C, wash basin, overhead shower, and a white heated towel rail.

### Bedroom

Off the hallway, there is a built-in cupboard with hanging rail, perfect for use as a wardrobe. The double bedroom is well-proportioned and finished with grey carpet and neutral white decor. The bedroom overlooks the road. Curtains and pole included.

### Location

Perfectly positioned on Mansfield Road, this property benefits from a range of local conveniences on your doorstep, including supermarkets, cafes and takeaways. The property benefits from excellent road links, with the A61 running through Alfreton and the nearby A38 providing quick access toward the M1 motorway.

### Relevant information

Access: Flat is a 1st floor, access by a staircase. (no lift)

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Electric heating.

Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Flood risk in this location: Surface water = Very Low.

River/Sea = Very Low

Flood risk from Groundwater = This location is outside of a groundwater flood alert area Flooding from reservoirs = unlikely in this area.

Coal mining area location: located on the coalfield.

Council: Amber Valley Borough Council

Any planning permission in the area: see [ambervalley.gov.uk/planning/development-management/view-a-planning-application/](http://ambervalley.gov.uk/planning/development-management/view-a-planning-application/)



- All blinds & curtains included • Built-in storage cupboards • Undercounter fridge/freezer included • Within easy reach of the M1 • EPC Rating = C





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>	79	80
(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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