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**79A OUTRAM STREET  
SUTTON-IN-ASHFIELD  
NOTTINGHAMSHIRE  
NG17 4BG**



**£425 PCM EXCLUSIVE**

**VIEWING**

By appointment through the letting agent on (0115) 968 0809  
7 High Street, Hucknall, Nottinghamshire, NG15 7HJ

**TENURE**

Freehold

- First Floor Apartment
- Two Bedrooms
- New Breakfast Kitchen
- New Bathroom
- Refurbished Throughout
- Popular Location
- Close to Sutton-in-Ashfield Town Centre

## **79A OUTRAM STREET, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE**

**This two bedroom apartment has just been completely refurbished with a new kitchen, bathroom, flooring and decoration. Conveniently located close to Sutton-in-Ashfield town centre it offers modern living space close to all the local amenities.**

First floor entrance door into inner lobby.

White panelled door to:

### **BREAKFAST KITCHEN**

New kitchen fitted with a range of wall and base units with roll top work surfaces and tiled surround, stainless steel hob with integrated oven and grill and illuminated extractor over and stainless steel sink with mixer taps. UPVC double glazed window to the rear, power points and ceiling light point.



White panelled door to:

### **BEDROOM ONE / LOUNGE**

**11' max x 15'** With two double glazed windows to the front, power points, ceiling light point and television aerial point.



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White panelled door to:

**BEDROOM TWO**

**7'3" x 12' max** With UPVC double glazed windows to the front, power points, ceiling light point and television aerial point.



White panelled door to:

**BATHROOM**

Fully tiled bathroom with double shower cubicle with electric shower, close coupled W.C. and pedestal wash hand basin with tiled splashback.



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**ADDITIONAL INFORMATION**

**Local Council – Ashfield District Council**

**Council Tax Band - A**

**Primary School – Priestsic Primary and Nursery**

**Secondary School – Sutton Centre**

## **79A OUTRAM STREET, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE**

### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage can be as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvass the whole market place.

They can select the best and most appropriate mortgage tailored to suite each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, and location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suite your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords, frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients investment.

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