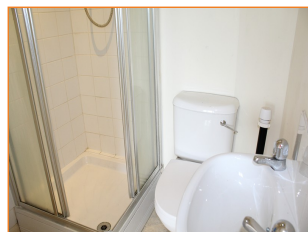


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## The Sycamores, 15 Storthfield Way, Broadmeadows, £140,000

- MODERN APARTMENT
- TWO BEDROOMS
- BATHROOM AND EN-SUITE
- PARKING TO THE FRONT
- NO UPWARD CHAIN
- ENERGY RATING D



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green & May are delighted to offer to the market this modern apartment being situated within the sought after location and is being sold with no upward chain. Briefly the accommodation comprises: Entrance hall, open plan lounge/kitchen/dining area, with the kitchen having a range of wall and base units built in oven and electric hob. There are two bedrooms with the Master bedroom having an en-suite shower room and there is also a bathroom. To the outside there is a lawn and shrubs to the rear and parking to the front. We would recommend viewing as soon as possible for anyone looking for a first home or someone wishing to have accommodation on the level.

The M1/A38 may be accessed at junction 28 which provides transport links to the surrounding commercial centres of Nottingham, Derby, Mansfield and Chesterfield. Lying just off the A38 is The East Midlands Designer Outlet which provides retail opportunities, restaurants and coffee shops.

## Accommodation

### Entrance Hall

With double glazed door to the front elevation, storage heater, ceiling spot lights and access to the loft space.



### Open Plan Lounge And Kitchen (18' 01" x 12' 01") or (5.51m x 3.68m)

Widening to 24ft 7, widening to 13ft. The lounge/dining area has three double glazed windows to the front elevation, telephone point, TV aerial connection point, two storage heaters and ceiling spot lights.

The kitchen area has a range of wall and base units with contrasting counter tops and complementary splash backs, single drainer stainless steel sink unit with mixer tap, built in oven and electric hob with stainless steel extractor chimney over, plumbing for automatic washing machine, appliance space and ceiling spot lights.



### Bedroom 1 (11' 05" x 8' 09" ) or (3.48m x 2.67m)

With double glazed window to the side elevation, storage heater and door to the en-suite shower room.



### En - Suite Shower Room

With white three piece suite comprising: tiled shower cubicle, wash hand basin, low level WC, ceiling spot lights, extractor fan and heated towel rail.



### Bedroom 2 (11' 05" x 9' 01" ) or (3.48m x 2.77m)

With double glazed windows to the front and side, TV aerial connection point and electric heater.



## Bathroom

With white three piece suite comprising: panel bath with shower and glazed screen over, pedestal wash hand basin, low level WC, splash back tiling and heated towel rail.



## Outside

There is a lawned garden with fencing and gravel area and car parking to the front.

## Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

## Services

Mains electricity, mains water, mains drainage

EPC Rating:58

## Tenure

We are informed that the tenure is Freehold

## Council Tax


Band A

## Directions

For Satellite Navigation the Post Code is DE55 3BJ



# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	58	
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.