



**Clare Road  
Sutton-in-Ashfield  
Nottinghamshire  
NG17 5BB**

**Offers In Excess Of £42,000**

**bettermove**

# Clare Road Sutton-in-Ashfield

Bettermove are proud to present this 1 bedroom flat in Nottingham available with no forward chain.

The property benefits from double glazing and has off street parking available. The council tax band is A.

This is a leasehold property with 999 years on the lease from 2008; the ground rent is £200pa and the service charge is approximately £1150pa.

The interior of this property comprises a spacious living room, fitted kitchen, 1 bedroom and the bathroom all on the ground floor. The exterior boasts communal gardens, perfect for enjoying the summer months.

Located in the popular town of Sutton-in-Ashfield, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A38 and many local bus routes.

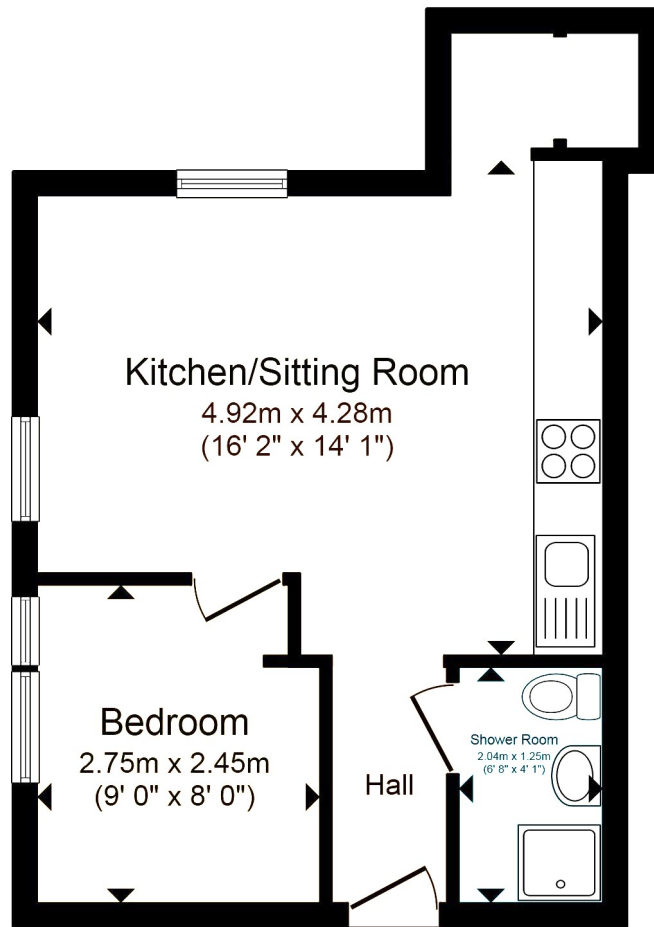
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Total floor area 32.1 sq.m. (346 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>	54	
(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	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)