



# 1 FRANKFORT VILLA

## KIRKBY-IN-ASHFIELD, NG17 8BR

£695 PCM

Nestled in the charming area of Kirkby-in-Ashfield, this modern apartment on Vernon Road offers a delightful living experience. With two well-proportioned bedrooms, this residence is perfect for individuals or small families seeking comfort and convenience. The apartment features a spacious reception room, ideal for relaxation or entertaining guests open plan to the kitchen

One of the standout features of this property is its secure environment, providing peace of mind for residents. Additionally, off-road parking is available, making it easy for you and your guests to come and go without the hassle of searching for a space.

Location is key, and this apartment does not disappoint. Just a mere two-minute walk from Kirkby-in-Ashfield train station, commuting to nearby towns and cities is both quick and convenient. This accessibility makes it an excellent choice for those who travel for work or leisure.



**White House**  
Lettings



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 76                      | 77        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



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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