



Old Bakery Way, Mansfield, Nottinghamshire NG18 2JR

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Asking Price £87,500

PINEWOOD



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**2 bedrooms
1 bathroom
1 reception**

- Two Bedroom Apartment
 - Lounge / Diner
- Two Double Bedrooms
- Three Piece Bathroom
 - Electric Shower
- Close to Town
- Allocated Parking
- Gated Entrance
- Council Tax Band A
 - Leasehold





MODERN LIVING WITH INVESTMENT POTENTIAL – This contemporary and generously sized two-bedroom apartment is being offered with no upward chain, making it an ideal opportunity to move straight into or for buy-to-let investors seeking a ready-made asset.

The apartment offers well-planned accommodation including a secure communal entrance leading into a private hallway, from which all rooms are accessed. There are two comfortable double bedrooms, a family bathroom fitted with a white three-piece suite, and a standout open-plan kitchen and living area – the heart of the home. This versatile space is perfect for relaxing or hosting guests, with a well-designed kitchen and plenty of natural light enhancing the overall appeal. Additional benefits include a handy built-in utility / storage cupboard.

Externally, the property enjoys the convenience of an allocated parking space and is superbly located within easy reach of the town centre and local amenities.

Entrance Hall

Welcoming entrance hallway with fitted carpet, central heating radiator, and a secure entry phone system. The hallway provides access to all principal rooms, including a handy utility cupboard and the alarm control panel.

Open Plan Lounge, Kitchen & Dining Area

13'8" x 12'1" (4.18 x 3.69)

A well-designed open plan living space offering comfort and practicality. The kitchen is fitted with a range of wall and base units complemented by contrasting work surfaces and tiled splashbacks. Features include a stainless steel sink and drainer, integrated electric oven and hob with extractor, and space for a 50/50 style fridge freezer. The kitchen area is finished with vinyl flooring, flowing through to the lounge/diner where there is soft fitted carpet, a central heating radiator, and a large window allowing for plenty of natural light.

Bedroom One

12'0" x 9'6" (3.68 x 2.90)

A generously sized double bedroom positioned to the rear of the property, ideal as a main bedroom or versatile living space. Features include a central heating radiator, fitted carpet, and uPVC window. The room also houses the property's central heating boiler.

Bedroom Two

8'3" x 12'1" (2.52 x 3.69)

A flexible second bedroom located to the front aspect, perfect for use as a guest room or home office. Complete with a uPVC window, neutral décor, central heating radiator, and fitted carpet.

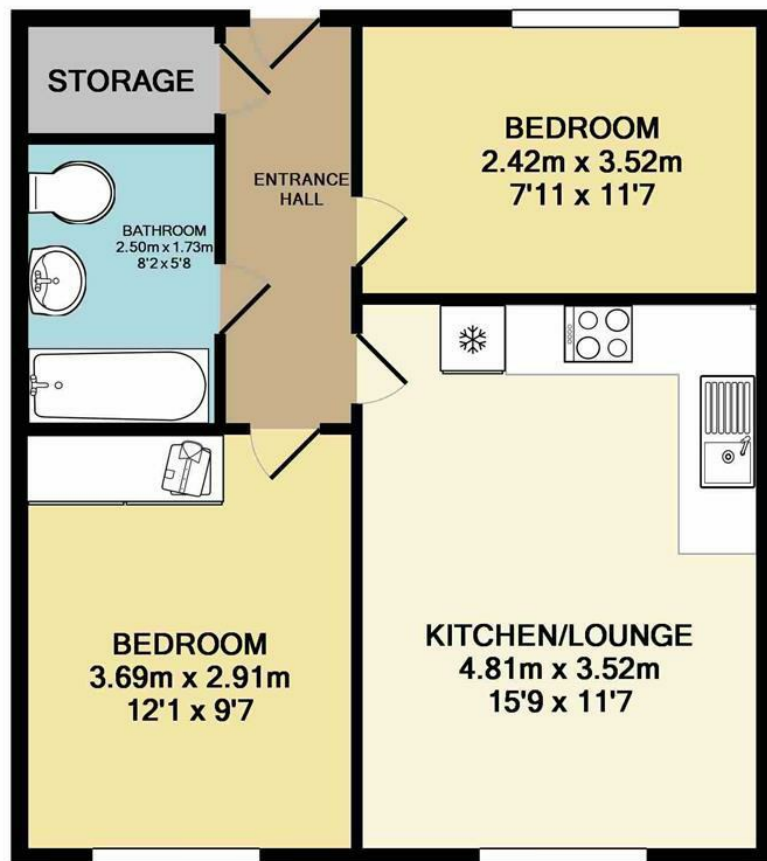
Bathroom

5'8" x 8'2" (1.73 x 2.50)

A family bathroom comprising a panelled bath with tiled splashback, electric shower and glass screen, pedestal wash basin, and low flush WC. Additional features include a chrome towel rail, toilet roll holder, central heating radiator, and vinyl flooring.

Utility Cupboard

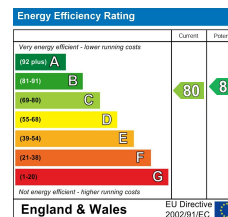
A useful utility area located off the hallway with plumbing for an automatic washing machine, carpeted floor, lighting, and housing the consumer unit.



15 OLD BAKERY WAY, MANSFIELD
TOTAL APPROX. FLOOR AREA 46.5 SQ.M. (500 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Exterior

Set within a gated residential development, the property benefits from secure access and an allocated parking space for one vehicle.

Other Information

125 Year lease commencing 1 January 2007

Ground Rent is £200.00 pa until end December 2032

Last Service Charge was £509.84 for 3 months. This includes payment into the reserve fund.

Building Insurance last financial year was £276.68

A Reservation Agreement May Be Available

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

Disclaimer

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

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