



Offers Over £135,000 Leasehold

35 KINGS STAND | MANSFIELD | NG18 4AY

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ESTATE AGENTS

TURN THE KEY TO THIS STYLISH FIRST-FLOOR APARTMENT. Situated within the popular and well-established Kings Stand area of Mansfield, this attractive first-floor apartment offers a superb balance of comfort, practicality, and convenience. Set in a peaceful residential location, the property benefits from easy access to local amenities, transport links, and everyday essentials, making it an ideal choice for professionals, couples, and small families alike.

Upon entering the apartment, you are welcomed into a spacious reception room that creates a warm and inviting setting, perfect for relaxing or entertaining guests. The adjacent kitchen is well appointed, featuring modern appliances and ample storage, making both cooking and dining a pleasure.

The apartment offers two generously sized bedrooms, each providing a calm and comfortable retreat. A particular highlight is the shower room, which is fitted with two showers, offering added convenience for busy households or visiting guests. The layout has been thoughtfully designed to maximise space and functionality throughout.

Externally, the property benefits from off-street parking to the front, a valuable addition in this desirable area. Combining modern living with a sought-after location, this lovely apartment presents a fantastic opportunity for those looking to step onto the property ladder or downsize comfortably. Call today to secure your viewing on 01623 633633.





Hall

Hallway leading into;

Kitchen 8'10" x 11'7"

Fitted with matching cabinets offering ample storage space, integrated appliances with additional space for further appliances, an inset sink, a breakfast bar, and a window to the side elevation providing natural light.

Living Room 12'4" x 15'8"

A spacious living room featuring soft carpeted flooring, a central heating radiator, a characterful feature fireplace, and a Juliet balcony allowing plenty of natural light and providing access outdoors.



Bedroom One 9'10" x 12'4"

A spacious master bedroom featuring carpeted flooring, a central heating radiator, a built-in wardrobe for convenient storage, and a window to the side elevation allowing natural light.

Bedroom Two 9'0" x 13'1"

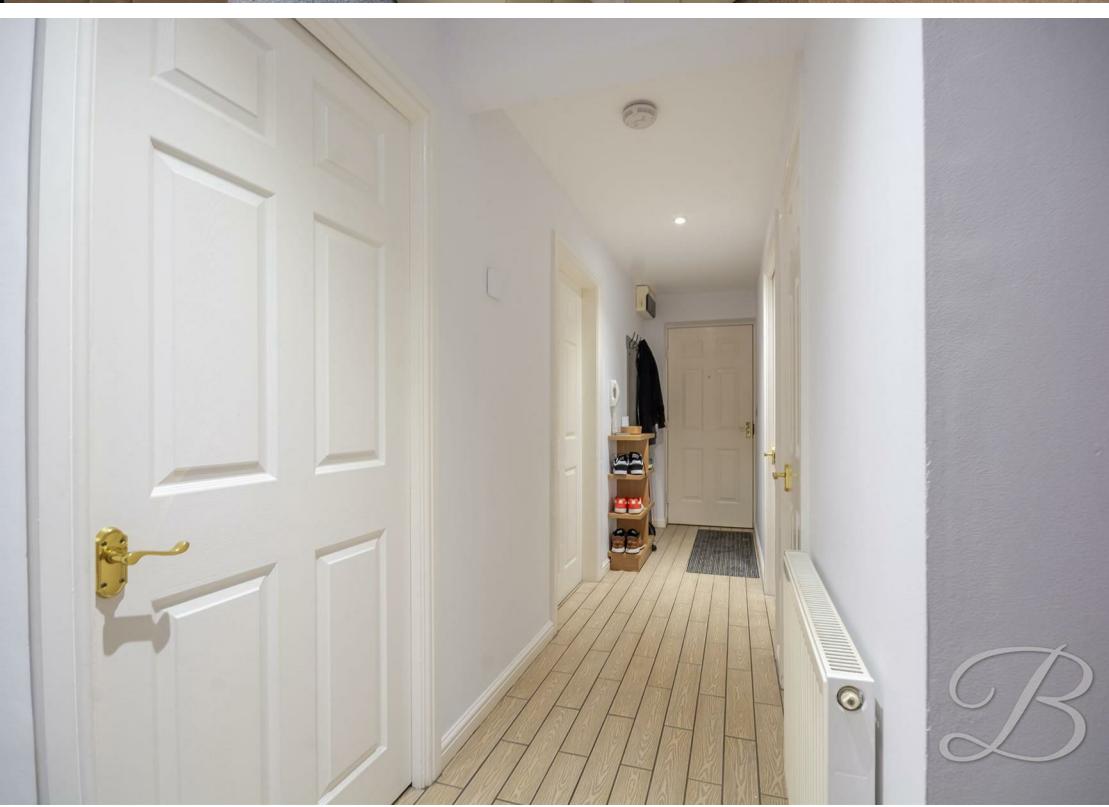
A spacious bedroom featuring carpeted flooring, a central heating radiator, and a window to the side elevation allowing natural light.

Shower Room 7'6" x 9'0"

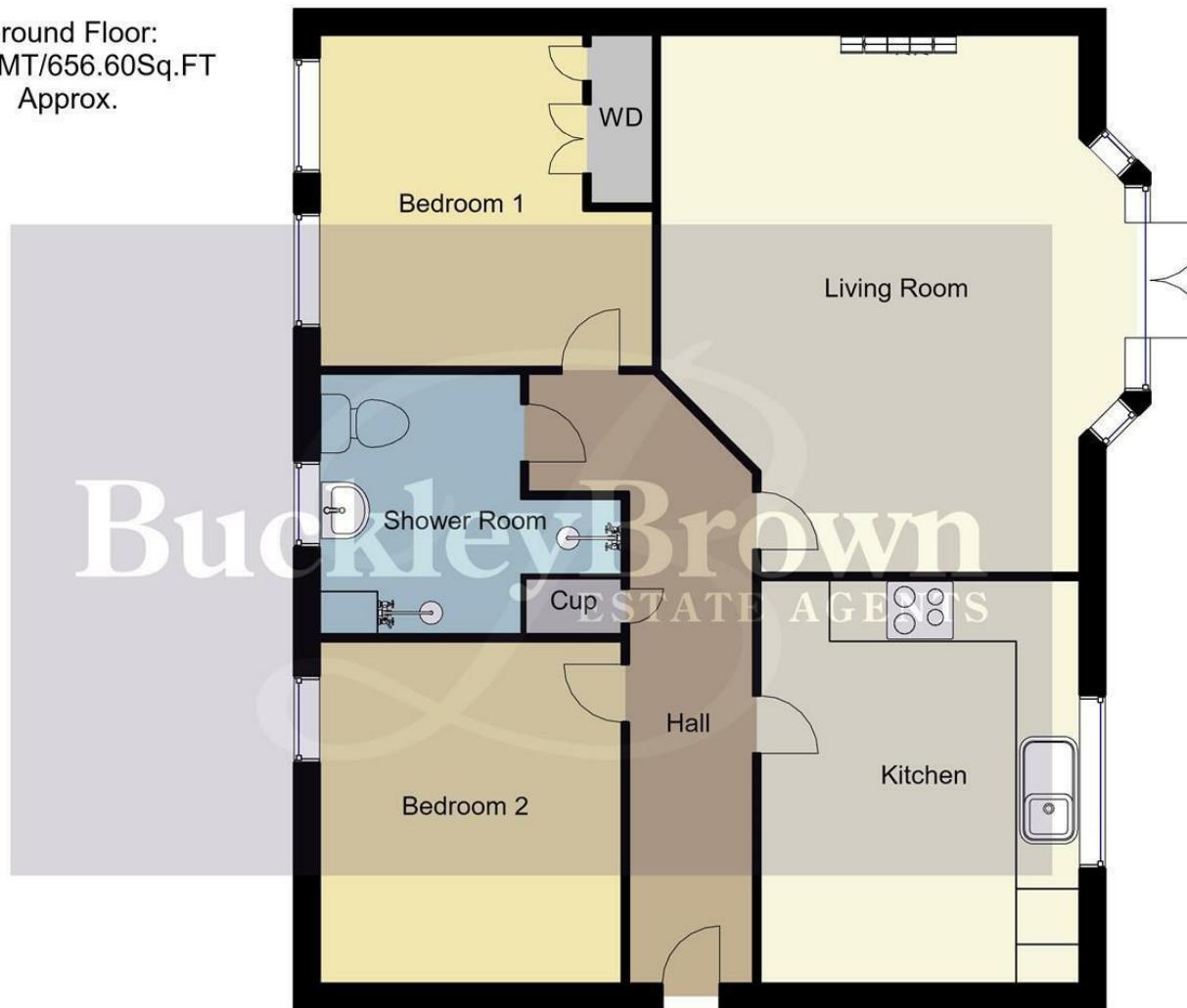
Four piece suite with low flush WC two showers and hand wash basin.

Outside

Off street parking to the front.



Ground Floor:
61Sq.MT/656.60Sq.FT
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	81
(81-80) B		
(69-60) C		
(55-48) D		
(39-34) E		
(21-20) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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MANSFIELD
NG18 4AY



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