



**31 College House The Connexion, Chaucer Street,
Mansfield, Nottinghamshire NG18 5PB**

- A TWO BEDROOMED APARTMENT, BEING ONE OF ONLY FOUR OF THIS STYLE
- TO BE SOLD, SUBJECT TO THE EXISTING TENANCY, CREATED IN SEPTEMBER 2025
- WELL PRESENTED, AND INCLUDING GAS HEATING AND UPVC DOUBLE GLAZING
- OPEN PLAN LIVING WITH THROUGH LOUNGE AND DINING ROOM, PLUS KITCHEN
- TWO DOUBLE BEDROOMS AND BATHROOM WITH THREE-PIECE WHITE SUITE
- OFFERING SLIGHTLY LARGER ACCOMMODATION THAN THE OTHER APARTMENTS
- RENT OF £670PCM, EQUATING TO A GROSS RETURN OF 8.76% ON ASKING PRICE
- ENTRANCE HALL HAVING BUILT IN CLOAKROOM, HOUSING THE COMBINATION BOILER
- FITTED KITCHEN WHICH ALSO INCLUDES BUILT IN ELECTRIC OVEN AND GAS HOB
- PARKING SPACE AND COMMUNAL GARDENS AROUND THE DEVELOPMENT

£91,750

VIEWING

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS

From the bottom of Stockwell Gate, head straight over, turning immediately right onto Bancroft Lane. Turn right onto Chaucer Street and the entrance to The Connexion is at the bottom of here. There is also a pedestrian entrance off Rosemary Street.

ACCOMMODATION COMPRISES

COMMUNAL

glass atrium with stairs leading to the second floor. There are no lifts in the building.

ENTRANCE HALL

Having radiator and built in cloaks cupboard which houses the combination boiler.

OPEN PLAN LIVING

LOUNGE/DINING ROOM

17' x 9'5 (5.18m x 2.87m)

Having UPVC double glazed aspect. Radiator. Direct opening through to the kitchen.

KITCHEN

9'11 x 7'8 (3.02m x 2.34m)

Fitted with a range of base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Built in electric oven, gas hob and extractor. Space for an upright fridge/freezer and washing machine.

BEDROOM ONE

13'9 x 8'9 (4.19m x 2.67m)

UPVC double glazed elevation. Radiator.

BEDROOM TWO

11'6 x 8'0 (3.51m x 2.44m)

Radiator. UPVC double glazed elevation.

BATHROOM

Three-piece white suite comprising panelled bath with mains shower, wash hand basin and WC. Fully tiled surround, radiator and extractor fan.

OUTSIDE

The property is approached via electric double gates, leading to the carpark and communal gardens. Each apartment has a parking space.

NB

The Connexion properties are leasehold, with the original lease being granted for 200 years in 2003 (approximately 177 years remaining). There is no absent freeholder. The Connexion Management Company Limited owns title absolute. You become a shareholder in the company when you complete your purchase.

SERVICE CHARGE

A service charge is payable, which is currently £1200.00 per annum. It is requested twice a year, on the 1st January and the 1st July. You do have the option to pay monthly by direct debit. The service charge includes the buildings insurance, grounds maintenance, lighting and cleaning to the communal areas, fibre optic broadband, service and maintenance contracts and providing information for the year end accounts to be produced.

The property is in council tax band A (Mansfield District Council).

FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment.

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