



**6 Lochbuie Court**  
**Mansfield, Nottinghamshire NG18 2BR**  
**Offers Over £140,000**

- A THREE-BEDROOM, SECOND FLOOR APARTMENT LOCATED WITHIN A CONSERVATION AREA.
- ENTRANCE AREA WITH BUILT-IN STORE AND HALLWAY INCLUDING INTERCOM ENTRY SYSTEM.
- FITTED KITCHEN, ALSO HAVING INTEGRATED OVEN & HOB, FRIDGE/FREEZER, WASHING MACHINE AND DISH WASHER.
- TWO FURTHER BEDROOMS AND BATHROOM WITH BATH, SHOWER CUBICLE, WASH BASIN AND WC.
- THERE ARE MATURE, WELL-MAINTAINED GARDENS AROUND THE WHOLE DEVELOPMENT.
- GAS HEATING, TIMBER FRAMED DOUBLE GLAZING AND OFFERED WITH NO UPWARD CHAIN.
- OPEN PLAN LIVING, COMPRISING LOUNGE/DINING ROOM WITH FEATURE FIREPLACE.
- MAIN BEDROOM WHICH INCLUDES FITTED WARDROBES AND EN-SUITE SHOWER ROOM.
- THE APARTMENT HAS AN ALLOCATED PARKING SPACE TO THE FRONT OF THE MAIN BUILDING.
- WELL REGARDED, RESIDENTIAL NEIGHBOURHOOD, JUST OFF WOODHOUSE ROAD.

### **VIEWING:**

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

### **DIRECTIONS:**

Leave Mansfield on the A60, Woodhouse Road. Turn right onto Park Avenue and then left onto The Park. Lochbuie Court is further down here on the left-hand side.

### **ACCOMMODATION COMPRISES:**

The apartment is accessed to the rear of the building, with a keypad providing intercom access. A handset is then located in the hallway of the apartment. Communal stairs provide access to the second floor.

### **ENTRANCE AREA**

Located outside of the actual apartment, but having sole use of an integrated store.

### **HALLWAY**

Located outside of the actual apartment, but having sole use of an integrated store.



### **OPEN PLAN LIVING**

#### **LOUNGE/DININGROOM**

**18'2 x 12'6 (5.54m x 3.81m)**

Styled fireplace with marble hearth and insert and living flame electric fire. Two radiators. Coving. Two, timber framed, double glazed windows.



### **KITCHEN**

**10'6 x 9'6 (3.20m x 2.90m)**

Having a range of base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Integrated electric oven, gas hob and cooker hood. Built-in fridge/freezer, washing machine. and dishwasher. Cupboard housing the gas boiler. Tiled flooring, timber framed double glazed window, and downlighters.

### **BEDROOM ONE**

**12'2 plus opening x 10'5 incl wardrobes (3.71m plus opening x 3.18m incl wardrobes)**

Full length fitted wardrobes to one wall. Two, timber framed double glazed windows. Radiator.



### **EN SUITE**

Tiled shower cubicle, wash hand basin and WC. Half tiling to the walls





## BEDROOM TWO

**11'4 x 10'8 (3.45m x 3.25m)**

Radiator. Timber framed, double glazed window.



## BEDROOM THREE

**8'9 x 6'8 (2.67m x 2.03m)**

Radiator. Timber framed rear elevation.



## BATHROOM

Four-piece suite comprising panelled bath, separate shower cubicle, wash hand basin and WC. Full tiling to the walls, tiled flooring, and heated towel radiator. Obscure glaze window.



## OUTSIDE

Lochbuie is a purpose-built apartment development, set within a conservation area. There are communal gardens to the front of the property and an allocated parking space for each property. The grounds extend to the side and rear and include mature trees, shrubbery and well maintained lawns.



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

## PLEASE NOTE

The property is leasehold for a term of 125 years from 1st January 2006. The current service charge is £1043.38 per annum, plus a ground rent of £100.00 per annum and buildings insurance of £119.16.

## 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.

## FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS

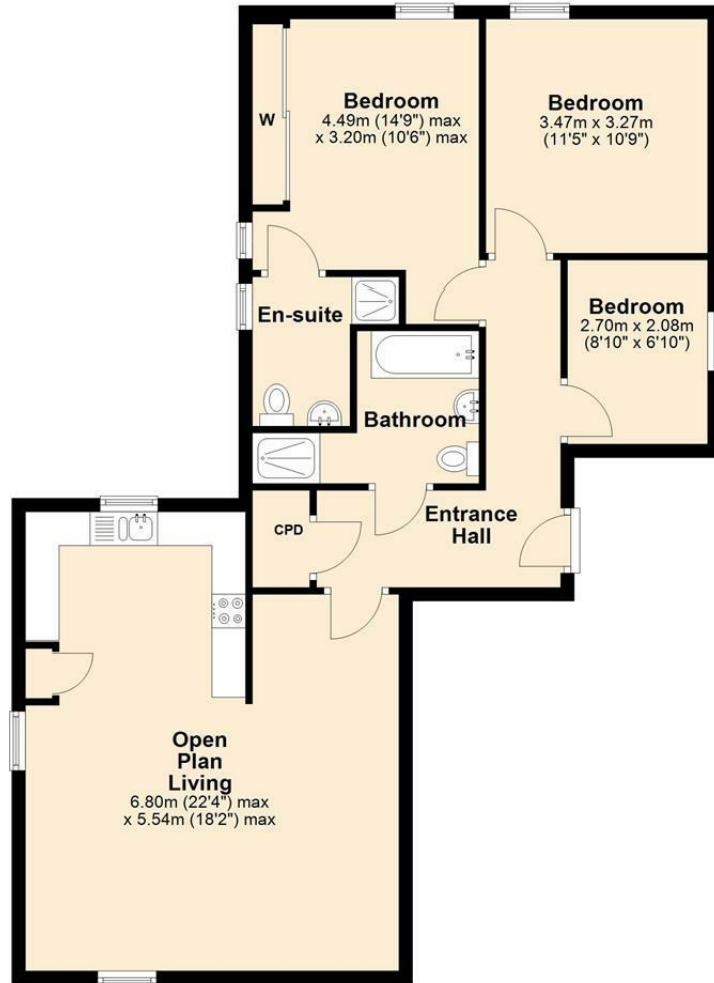
AT RISK IF YOU DO NOT KEEP REPAYMENTS  
ON A MORTGAGE OR OTHER LOAN SECURED  
ON IT.

**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. MA5713/18.09.24

## Ground Floor

Approx. 86.4 sq. metres (929.6 sq. feet)



Total area: approx. 86.4 sq. metres (929.6 sq. feet)

Kristine Princa  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		78	78
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

