



**Apartment 2 Berry Hill Hall**  
**Mansfield, Nottinghamshire NG18 4FH**  
**Offers Over £245,000**

- A STUNNING, TWO BEDROOMED DUPLEX APARTMENT IN GRADE II LISTED DEVELOPMENT
- FRONT DOOR ACCESSED VIA THE MAIN OPULENT HALLWAY, WITH OUTSTANDING FEATURES
- OPEN PLAN LOUNGE/DINING ROOM INCLUDING PICTURE WINDOWS AND FITTED WALL UNIT WITH TV SPACE
- INNER HALLWAY, WITH STAIRS TO HALF LANDING, HAVING FRENCH DOORS LEADING TO COMMUNAL GROUNDS
- ALLOCATED PARKING SPACE WITHIN THE UNDERGROUND, SECURE CAR PARK
- FINISHED TO A HIGH STANDARD, WITH UNDERFLOOR HEATING AND DOUBLE GLAZED SASH WINDOWS
- GROUND FLOOR HAVING STAIRS LEADING UP TO A HALLWAY/STUDY AREA AND CLOAKROOM (WC AND BASIN)
- KITCHEN INCLUDING A RANGE OF UNITS, PLUS BUILT IN OVEN, HOB, FRIDGE/FREEZER AND SLIMLINE DISHWASHER
- LOWER GROUND FLOOR, WHERE TWO DOUBLE BEDROOMS ARE, BOTH WITH ENSUITE FACILITIES
- PRESTIGIOUS LOCATION, WITH ESTABLISHED GROUNDS, ADJACENT TO BERRY HILL PARK



## 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 Nottingham Road and at the traffic lights, turn left onto Berry Hill Lane. On the brow of the hill, continue straight over, before turning right into the development. Park on the left hand side. Walk round to the front of the building and the main entrance is on the right hand side.

## ACCOMMODATION COMPRISES

### GROUND FLOOR ENTRANCE

with stairs leading to a first floor hallway/study area. Including double glazed sash window, parquet flooring and cupboard housing the combination boiler. Glazed double doors through to the lounge/dining room.



### CLOAKROOM

WC and wash hand basin. Parquet flooring.



## LOUNGE/DINING ROOM

**25'0" x 14'0" and 7'10" x 6'3" (7.64m x 4.29m and 2.40m x 1.91m)**

A beautiful reception and entertaining room. Having full width fitted unit to one wall, with central space for the television. Two double glazed sash windows, parquet flooring with underfloor heating. Additional double glazed window to the dining area. Down lighters to part of the ceiling, which then extend into the kitchen.



## KITCHEN

**8'6" x 7'9" (2.60m x 2.38m)**

Fitted with base and eye level units, work surfaces and inset single sink unit. Built in electric oven, separate induction hob, upright fridge/freezer, slimline dishwasher and housing for washing machine. The original design for the apartment was for the kitchen units to extend along the back wall into the living space. This could still be created if a buyer so wished.



## INNER HALLWAY

Two double glazed sash windows and parquet flooring. Stairs leading down to a half landing, where there are French doors leading directly to the landscaped gardens. Further stairs then lead down to the bedrooms.





### BEDROOM ONE

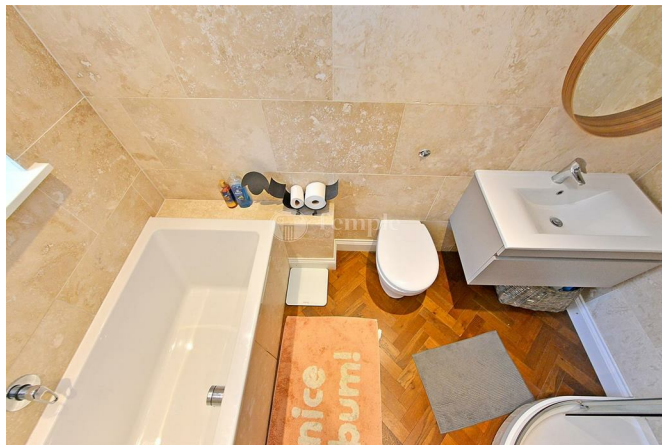
**16'8" to wardrobes x 8'11" (5.10m to wardrobes x 2.74m)**

With fitted wardrobes to one wall. Three double glazed sash windows, parquet flooring and downlighters.



### EN SUITE

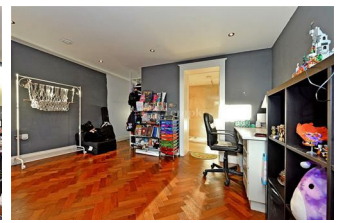
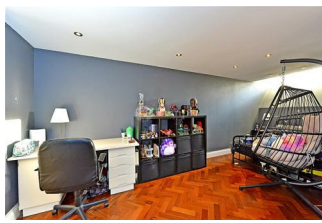
Deep 'tub' with side taps, quadrant shower cubicle, counter-top basin on vanity unit and WC. Travertine tiling to the walls and parquet flooring.



### BEDROOM TWO

**13'6" x 9'0" and 9'3" x 7'4" (4.12m x 2.76m and 2.84m x 2.26m)**

Double glazed sash window, parquet flooring and downlighters.



### EN SUITE

Large shower tray with glass screen, wash hand basin and WC. Full travertine tiling, tiled flooring and downlighters.



### OUTSIDE

The hall stands in established grounds, which form part of the listed status. If you follow the road round to the right, you will then see the entrance to the underground car park. To the front of the main hall is Berry Hill Park.



### N.B.

The conversion of Berry Hill Hall commenced in 2006 and properties were subsequently granted a 999 year lease. An annual service charge is payable, which for this particular property is £3,442.70. This covers the buildings insurance (significant on a listed building), gardening, cleaning of the common parts, external maintenance of the building, fire safety and the day to day management of the estate.

Council tax band D (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**

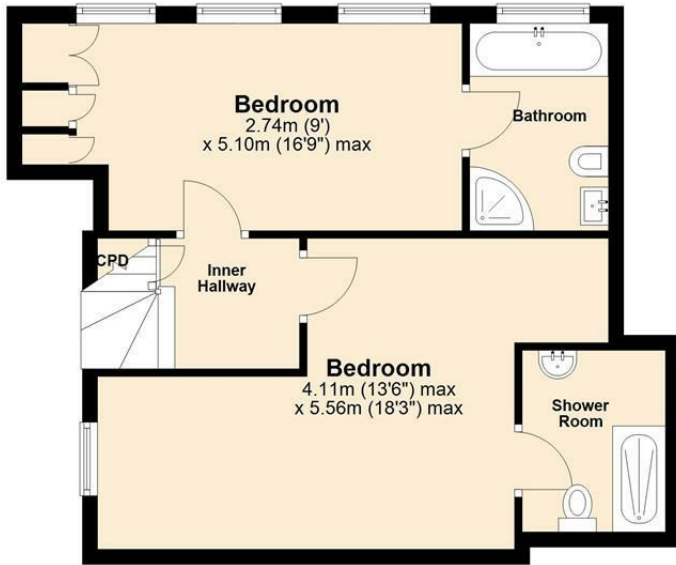
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors 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. MA5770/27.03.2025

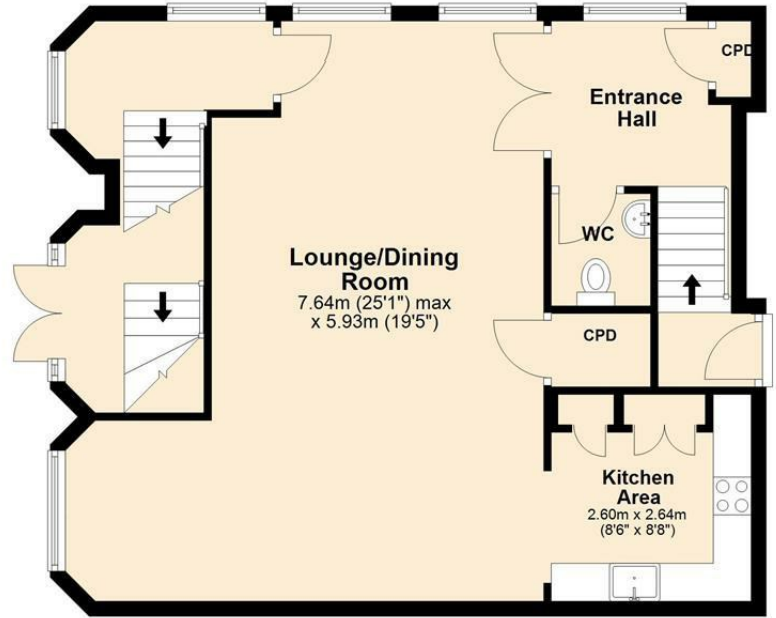
### Lower Ground Floor

Approx. 50.1 sq. metres (539.7 sq. feet)



### Ground Floor

Approx. 67.1 sq. metres (721.9 sq. feet)



Total area: approx. 117.2 sq. metres (1261.5 sq. feet)

#### 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	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>		
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