



45 Noel Street
Mansfield, Nottinghamshire NG18 5NY
Reduced To £34,950

- OFFERED FOR SALE TO CASH BUYERS ONLY
- INCLUDES COMBINATION BOILER AND UPVC DOUBLE GLAZING
- ENTRANCE HALL, LOUNGE AND FITTED KITCHEN
- COMMUNAL GARDENS MAINTAINED AS PART OF THE SERVICE CHARGE, (WHICH IS CURRENTLY £123.28 PER MONTH)
- A TWO BEDROOMED, SECOND FLOOR FLAT IN PURPOSE BUILT DEVELOPMENT
- BEING SOLD SUBJECT TO THE CURRENT TENANCY, NOTICE WILL NOT BE SERVED
- TWO BEDROOMS, SHOWER ROOM AND BUILT IN STORAGE ROOM
- RENT INCREASE AGREED AT £525PCM, PRODUCING A GROSS RETURN OF 18% ON PURCHASE PRICE OF £34,950

VIEWING:

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

DIRECTIONS:

From Mansfield town centre proceed along St Peters Way before turning onto Rosemary Street. After approximately 1 mile, turn left onto Ladybrook Lane and then take the second left onto Noel Street where the property can be found at the end of this road. NB, Noel Street is permit parking.

ACCOMMODATION COMPRISES

The flat is approached via a communal stair well giving access to a wooden front door which leads to the

HALLWAY

Having vinyl flooring and a radiator, the hallway provides access to most of the rooms.

BEDROOM ONE

12'8" x 8'4" (3.87m x 2.55m)

Laminate flooring, radiator and UPVC double glazed window

BEDROOM TWO

9'6" x 6'10" (2.92m x 2.09m)

Radiator, UPVC double glazed window and laminate flooring.

SHOWER ROOM

8'4" (max) x 6'6" (max) (2.56m (max) x 2.00m (max))

Comprising a double shower with tiled walls, white W/C and sink with pedestal, radiator, built-in cupboard and tiled floor.

LOUNGE

14'7" x 13'5" (4.45m x 4.10m)

Vinyl flooring, radiator, 2 x UPVC double glazed windows and through to

STORAGE ROOM

10'7" x 2'10" (3.23m x 0.88m)

Currently used for darts but spacious enough for other uses

KITCHEN

12'2" x 8'4" (3.72m x 2.56m)

Wall and base units, stainless steel sink and drainer, tiled splashbacks, wall mounted combi boiler, radiator, plumbing for automatic washing machine.

OUTSIDE

There are communal grounds, maintained as part of the service charge, which is currently £123.28 per month, from 1st April 2025

WE ARE ADVISED BY THE SELLER THAT THERE ARE 89 YEARS REMAINING ON THE LEASE

Council Tax Band: A (Mansfield District Council

This property in a Selected Licensing Area (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. MA5803/24.6.25

