

Apartment 6, The Courtyard, Berry Hill Lane, Mansfield, NG18 4FZ



Offers Over £150,000 Leasehold



This first floor apartment is offered for sale with no upwards chain and is ready to move straight into. In the popular development on Berry Hill Lane, Mansfield. With easy access to A617 which offers easy access to the A38, M1 and A1 making this area perfect for commuting, and being a short drive into Mansfield Town Centre. Comprising open plan lounge, dining room and kitchen with light coming in through two sides making this a light space. The kitchen has integrated appliances to include cooker, hob, washing machine, fridge freezer and dishwasher. Two double bedrooms both with fitted wardrobes and the main room having an en suite along with a main bathroom. With an allocated parking space and further spaces to park to the side of the development. EPC=B

Hallway

this L shaped hallway provides access to all rooms and has a window to the side elevation, upright radiator, laminate wood effect flooring, storage cupboard which is ideal for all those shoes and coats and phone entry system.

Lounge/Kitchen/Diner

11'32 x 15'89



A lovely sized L shaped lounge/diner/kitchen with laminate wood effect flooring throughout and windows to two sides letting in plenty of light with single window to one wall, box bay window and two further windows to another. With two upright radiators, laminate wood effect flooring, ceiling spotlights and a pendent light.

Lounge/Kitchen/Diner

15'72 x 10'58



The kitchen has been fitted with all the appliances you could need to include electric oven, electric hob with stainless steel extractor, microwave, dishwasher, washing machine, fridge and freezer and a stainless steel sink with mixer tap. Having white ceramic tiles, spotlights, wine shelves and display shelves.

Bedroom One

13'92 x 12'46



A cosy main bedroom with built in wardrobes, radiator, ceiling spot lights and window to the side.

Ensuite

6'33 x 6'21



Fully tiled with fitted three piece suite comprising wash hand basin, wc and double shower cubicle and mains fed shower. With heated towel rail, wall mounted mirror with light and window to the side.

Bedroom Two 11'09 x 11'11



A double bedroom with built in wardrobes, radiator and window to the side.

Bathroom 6'3 x 5'82



Fully tiled with fitted three piece suite comprising wash hand basin, wc and bath. With, wall mounted mirror with light and shaver point.

Outside



Well maintained by the site management with beautiful flower beds, lawned areas and gravelled areas.

Parking

Underground parking is provided with an allocated space.

Leasehold Information

Lease: 999 year lease from 2006

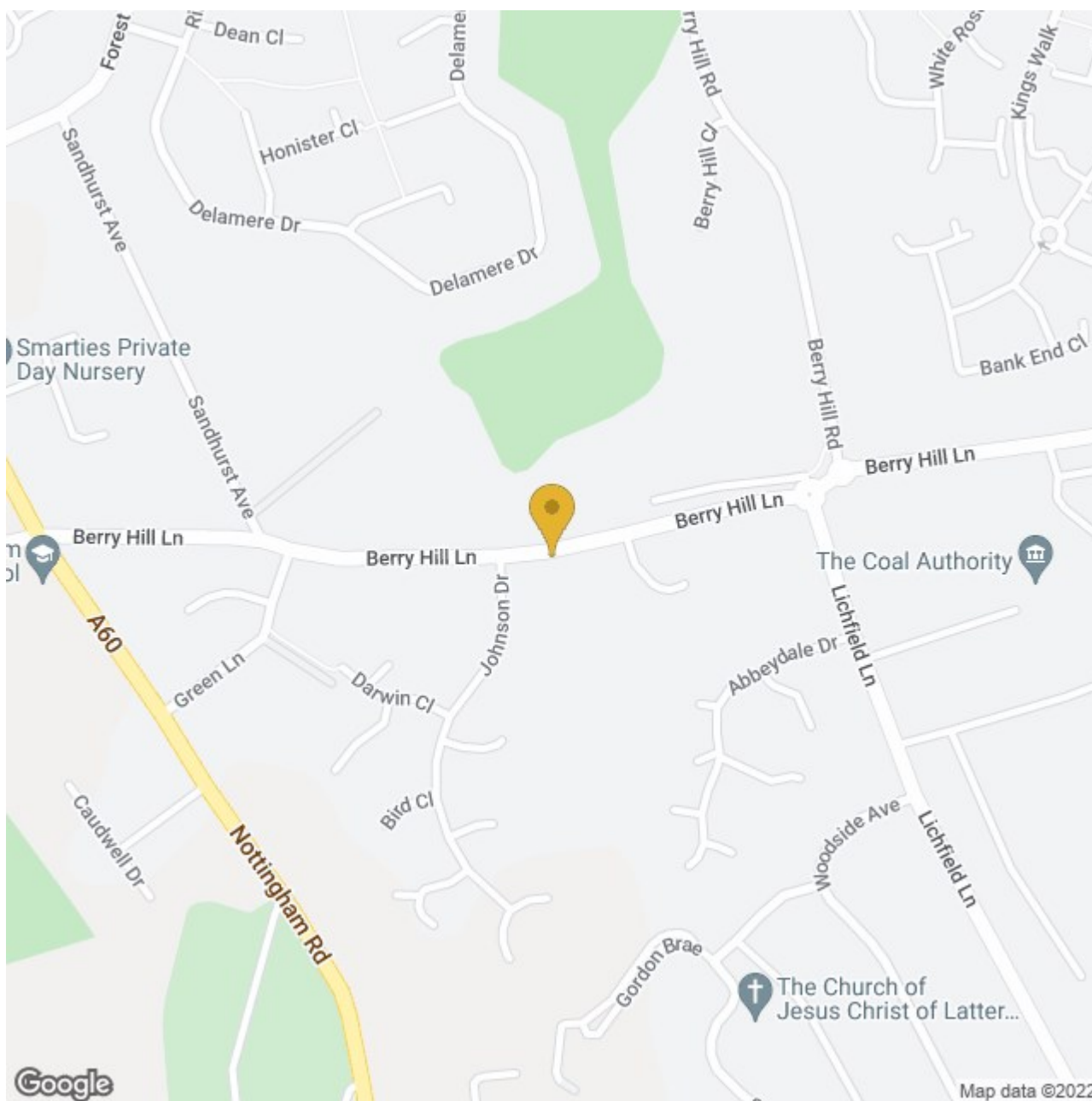
Service charge, maintenance charge: is £1640 per annum


Council Tax Band: C

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	83
England & Wales	EU Directive 2002/91/EC 	

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