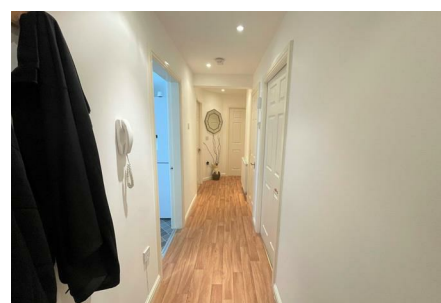


75 Kings Stand, Mansfield, Nottinghamshire, NG18 4AY

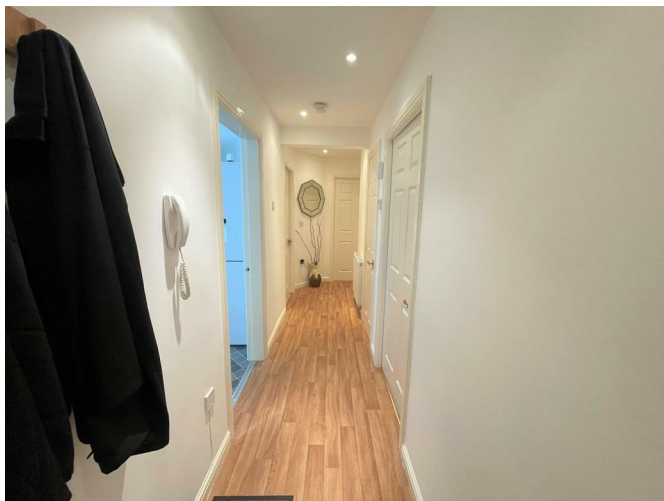


Offers Over £130,000 Leasehold



Option to purchase with vacant possession or with tenants in place is this ground floor apartment situated in the block at the end of Kings Stand. With shops, schools and eateries within a short drive or walk from the apartment and bus routes into Nottingham and Mansfield from Berry Hill Lane. The apartment is bigger than you'd probably expect with entrance hallway with storage cupboards, lounge with bay window to the front and fireplace, kitchen/diner, two double bedrooms and the bathroom which has been fitted with a four piece suite. The building has intercom to the front and back door and allocated parking is to the rear of the property. EPC=C

Hallway



A light and bright room with laminate wood effect flooring, intercom system, storage cupboard, radiator and ceiling spotlights.

Kitchen/Diner

11'10" x 9'1"



A lovely sized room with plenty of space for a dining table. L Shaped white units to wall and floor with black worktop over gives the kitchen a nice contemporary feel. With integrated electric oven, four ring gas hob, extractor hood, one and a half bowl sink and drainer and space for washing machine, tumble dryer and tall fridge freezer tucked nicely into the corner. With part tiled walls, radiator, vinyl flooring, ceiling spotlights and a window to the front elevation.

Lounge

16'0" x 12'8"



A beautiful space with a continuation of laminate wood effect flooring, wide bay window to the front elevation and a free standing electric fire with mantel and hearth surround and two radiators.

Bedroom One

10'2" x 12'8"



A double bedroom with laminate wood effect flooring, radiator and two windows to the rear elevation.

Bedroom Two 13'5" x 9'3"



A second double bedroom with laminate wood effect flooring, radiator and window to the rear elevation.

Bathroom 7'3" x 7'11"



Fitted with a four piece suite comprising wc, wash hand basin, bath and shower cubicle with mains fed shower all with part tiled walls, vinyl flooring, towel rail, radiator, ceiling spot lights and a window to the rear elevation.

Exterior



To the rear of the apartment there is allocated parking for one car and visitors spaces. Steps from the car park lead to the entry door to the building and to either side of the steps there are grassed areas which is ideal for enjoying the sun.

Additional Information

Lease Start Date Jan 2002

Lease End Date Jan 2152

Lease Term 150 years from Jan 2002

Lease Term Remaining 130 years

£966 per year for the Ground Rent, Service Charge & Maintenance Charge

Ground Floor

Approx. 67.3 sq. metres (724.9 sq. feet)



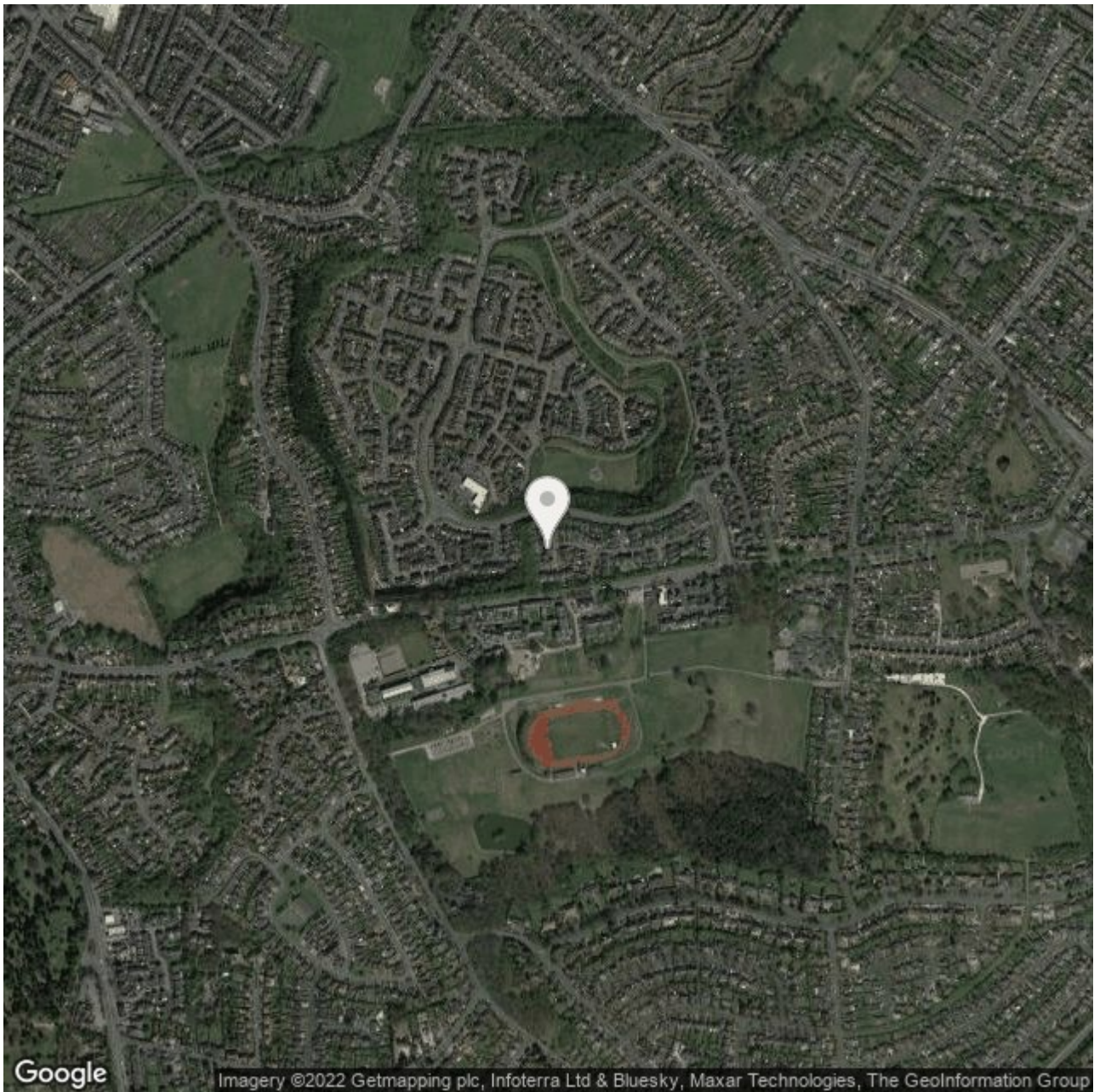
Lounge
4.90m x 3.88m
(16'1" x 12'9")

Master Bedroom
3.10m x 3.87m
(10'2" x 12'8")

Bathroom
2.21m x 2.43m
(7'3" x 8')

Kitchen/Diner
3.61m x 2.79m
(11'10" x 9'2")

Bedroom 2
4.09m x 2.82m
(13'5" x 9'3")



Google

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	73	74
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	