



40 Nursery Court Nursery Street, Mansfield

GUIDE PRICE £65,000 TO £70,000 Leasehold

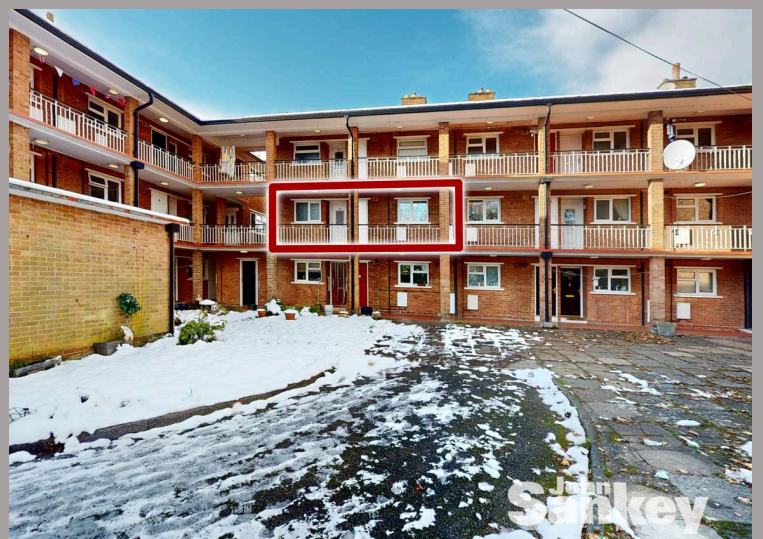
First Floor One Bedroom Apartment • Lounge, Kitchen and Bathroom • Secure Intercom front and rear entrance with fob • Close to an Abundance of Amenities • No Onward Chain



41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
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John Sankey





How to Find The Property

Leave Mansfield via the A60 Woodhouse Road and take the second turning on the right onto Nursery Street, then left onto Nursery Court, the property is in the furthest block at the top of the cul-de-sac

Entrance

Communal secure entrance, accessed by a residents only key fob and intercom system. The apartment is situated on the second floor up a flight of stairs, through a door to the open landings and turn left, with views of the communal garden and greenery to the rear.

Hallway

With storage heater and doors to the lounge, kitchen, bathroom and bedroom.

Lounge

With upvc window to the rear and fireplace housing electric fire. **Outside**

The property boasts communal rear garden and this apartment is in the third block, nicely tucked away at the top of the cup-de-sac. The garages that are on the grounds can be rented if available, by contacting Mansfield District Council.

Kitchen

11' 6" x 8' 10" (3.51m x 2.69m)

Upvc window to the rear, space for cooker, fridge freezer, pantry cupboard

Bedroom

With upvc window to the rear, storage heater and built in storage cupboard.

Bathroom

With bath with shower over, low flush wc, whb, electric wall heater and upvc double glazed window.

Outside

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Storage Areas

There are two secure external storage areas to the apartment. One is located directly at the right hand side of the apartment door. The other is outside on the ground floor in a block of four and is clearly numbered. The communal garden is accessible via a door with key fob, to the rear of the apartment block.

Additional Information

Leasehold Maintenance fees £180 per year, paid quarterly Ground rent £10 per year. Lease runs from 13.06.1988 to 13.06.2113 89 years remaining.

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

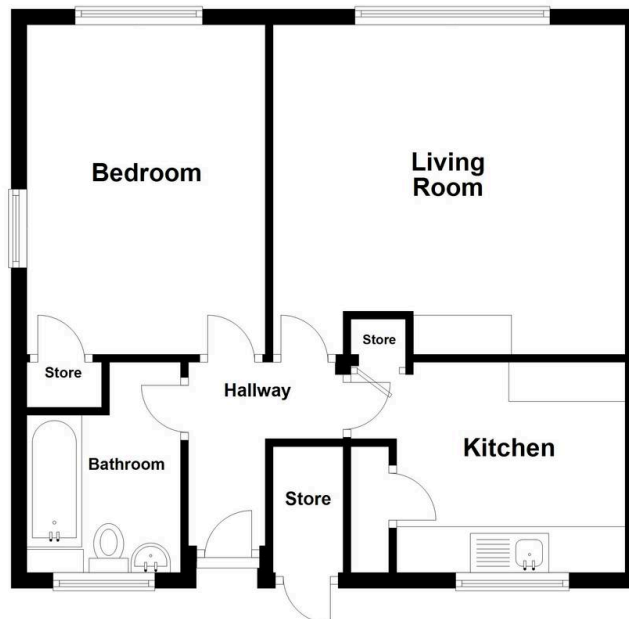
Council Tax band A

There is a current electricity certificate that was done 25/01/2022 and lasts five years from issue.



Ground Floor

Approx. 52.9 sq. metres (568.9 sq. feet)



Total area: approx. 52.9 sq. metres (568.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.
Plan produced using PlanUp.