



14 Cockle Close, Mansfield, Notts NG18 4GA

£525 Per Month

A high quality TWO BEDROOMED FIRST FLOOR APARTMENT in a popular and most convenient location. The generous, light and airy accommodation is immaculately decorated, comprises entrance hall, open plan lounge/dining room/kitchen with oven and hob, two bedrooms (one with fitted wardrobes) and modern shower room with generous shower cubicle. Full GAS CENTRAL HEATING via a combination boiler and UPVC DOUBLE GLAZING with double french doors and a juliet balcony facing to the front of the block to provide pleasant views of the surrounding area. To the front there is an allocated car standing space and visitor spaces and communal maintained gardens.

The property is ideally located being within a short walk of all necessary amenities including local shops and Post Office and is well served by a regular bus service and there is also good, easy access to the local Tesco superstore and Mansfield town centre which is a short drive and provides a full range of amenities. Viewing is highly recommended.

Ground Floor

Entrance

Communal entrance door with intercom, double glazed entrance door and stairs to the first floor.

Hall

With a central heating radiator, carpeted flooring and airing cupboard with the gas combination boiler. Intercom phone, central heating programmer and smoke alarm.

L Shaped Open Plan Lounge/kitchen

21'0" x 14'9" (6.40 x 4.50)

With adam style fire surround, marble hearth and coal effect electric fire, two central heating radiators, carpeted and part vinyl flooring. UPVC double glazed french doors with juliet balcony and uPVC double glazed window.



Lounge Second Picture

Kitchen

The kitchen area is fitted with a range of modern base and wall cupboard units with a beech finish and marble effect round edge work surfaces inset with a one and a half bowl stainless steel drainer sink and mixer tap, fitted four ring stainless steel gas hob with extractor fan above, single electric oven, tiled splashback and hot and cold plumbing for a washing machine.



Bedroom No. 1

11'0" x 5'6" (3.35 x 1.68)

With a central heating radiator, uPVC double glazed window, beech finish fitted wardrobes and carpeted flooring.



Bedroom No. 1 Second Picture



Bedroom No. 2

12'9" x 6'6" (3.89 x 1.98)

With a central heating radiator, uPVC double glazed window and carpeted flooring. Ceiling inspection covers compliant with the latest boiler flue regulations.



Shower Room

Fitted with a three piece suite comprising large walk in glazed shower enclosure with folding doors and shower, pedestal wash hand basin and low level w.c. Half tiled, ceiling mounted extractor fan, central heating radiator and vinyl flooring.




Bathroom Second Picture




Outside

To the front of the property there is a shared access driveway with one allocated car standing space plus visitor spaces. There are also communal maintained lawned gardens to the side and rear.



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		
	78	81
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		
	82	85
England & Wales	EU Directive 2002/91/EC 	

Please conduct all negotiations connected with this property through our office.

Mortgage advice is available through FIDUCIA Comprehensive Financial Planning Limited. Please contact us for further details on 01623 627247. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

John Sankey MBE FNAEA, Beryl Sankey FNAEA - Partners



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These particulars are believed to be correct, but are not a guarantee, do not form part of any contract and should be verified by personal inspection of the property. We have not tested or checked any appliances, fixtures, central heating etc. where fitted.