



**133 Skegby Lane, Mansfield,
Nottinghamshire, NG19 6PF**

No Chain £110,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Spacious Apartment
- Modern Fully Fitted Breakfast Kitchen
- Large Private Balcony
- 21ft Garage With Power & Lighting
- Extremely Convenient Location
- Two Well Proportioned Bedrooms
- Spacious Lounge
- Off Road Parking
- Walking Distance To Kings Mill
- Viewing Recommended / No Chain

An unbelievably spacious two bedroom flat with the added bonus of a large balcony which offering no maintenance external space to sit and relax with far reaching open views over the surrounding area. The current vendors have created a stylish and modern living space with a contemporary breakfast kitchen and modern bathroom. More recently they have also added fresh new internal decor and new flooring.

The location of this property is also particularly worth a mention as it finds itself on Skegby Lane which offers a well serviced bus route. There is off road parking and a garage being accessed off the ever popular Grange Farm development which is also an easy walk to both Kings Mill Hospital and Morrisons making this a perfect purchase for those looking for a place with the ultimate convenience.

The accommodation sits in a spacious block of only six other apartments and is accessed through a remote controlled locked entrance door which opens to a shared lobby area. When entering the apartment, you will be greeted with a truly staggering, spacious layout having an 18ft lounge with open plan access into a modern breakfast kitchen, two bedrooms and a bathroom with three piece suite.

This property is offered to the market with the advantage of no upward chain.

A WOODEN ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

INITIAL ENTRANCE

4'4" x 3'2" (1.32m x 0.97m)

With radiator, ceiling light point and doors into both the utility/storage room and opening into the lounge.

UTILITY / STORE ROOM

5'11" x 3'2" (1.80m x 0.97m)

A handy utility area with wall cupboards, working surfaces and plumbing for washing machine.

LOUNGE

18'1" x 11'11" (5.51m x 3.63m)

Having a spacious lounge with radiator, ceiling light point, double glazed window and and double glazed French doors opening to the balcony area.

BREAKFAST KITCHEN

10'5" x 9'9" (3.18m x 2.97m)

A modern kitchen with wall cupboards, base units and drawers with working surfaces. Inset one and a half bowl stainless steel sink with drainer and chrome mixer tap. Integrated Baumatic electric oven with four ring Bosch induction hob and stainless steel extractor hood over. There is

also an integrated dishwasher, space for a fridge/freezer, ceiling light point, seven double power points, two single power points, breakfast bar, tiled splash backs and tiled floor.

INNER HALL

8'3" x 2'9" (2.51m x 0.84m)

With a ceiling light point.

BEDROOM 1

11'11" x 11'8" (3.63m x 3.56m)

Spacious double bedroom with built in wardrobe with shelving, radiator, ceiling light point and two double glazed windows to the front and side elevations.

BEDROOM 2

10'2" max x 8'9" (3.10m max x 2.67m)

A second bedroom with radiator, ceiling light point, storage cupboard housing the boiler and a double glazed window to the side elevation.

BATHROOM

7'5" x 6'0" (2.26m x 1.83m)

A modern bathroom with three piece suite comprising of a panelled bath with wall mounted electric shower over, pedestal wash hand basin with chrome mixer tap and a low flush WC. There is also a ceiling light point, chrome heated towel rail, extractor fan and a tiled floor.

GARAGE

21'7" x 9'6" (6.58m x 2.90m)

With up and over door, power and lighting.

VIEWING INFORMATION

Strictly by appointment with the selling agents. For out of office hours please call Ben Pycroft, Branch Valuer at Richard Watkinson and Partners on zero seven nine six eight eight seven five zero four zero.

SERVICES DETAILS

All mains services are connected.

TENURE DETAILS

The property is leasehold with vacant possession upon completion. The ground rent and service charge a fee of £100 per calendar month and lease length is currently at 125 years.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

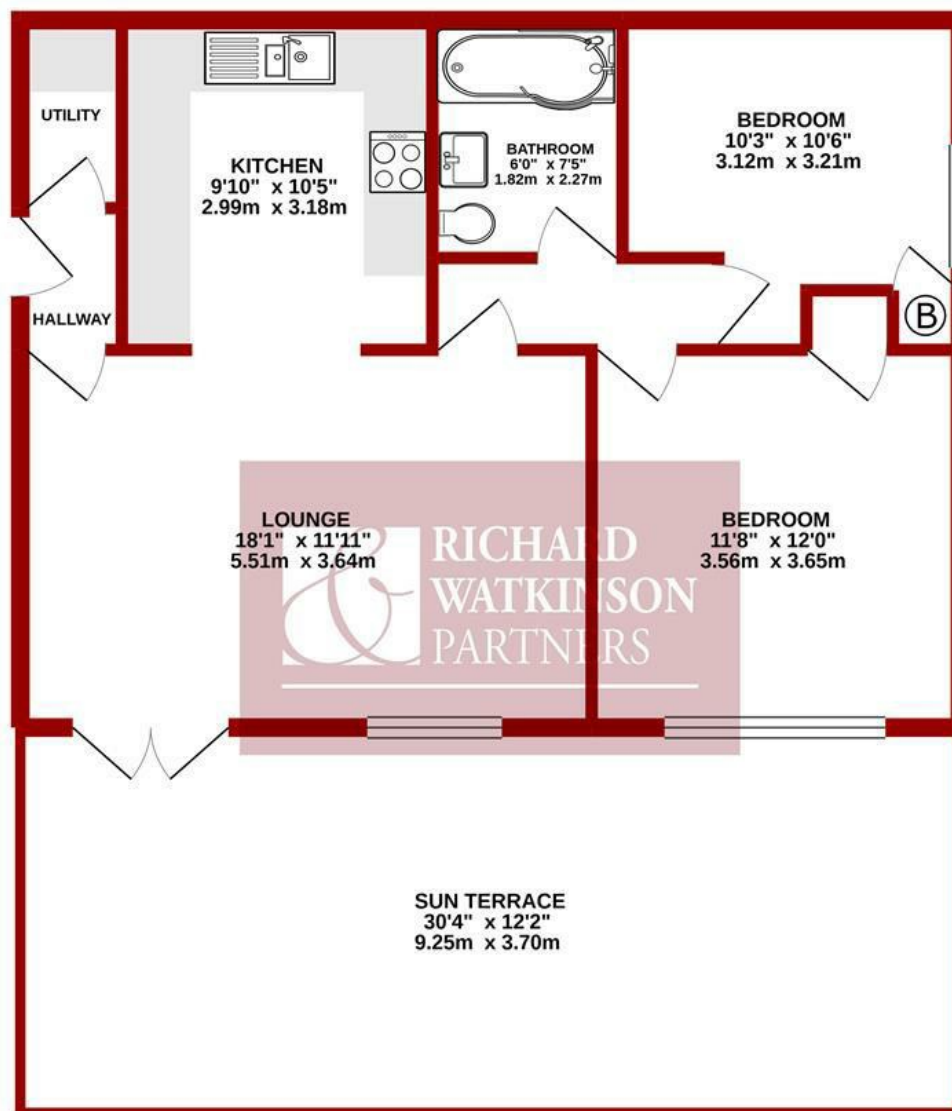
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.





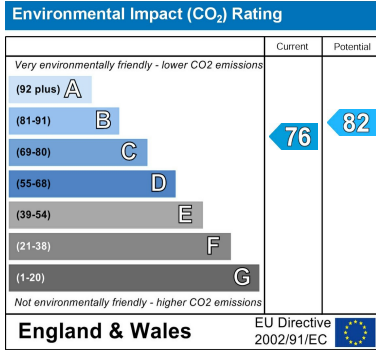
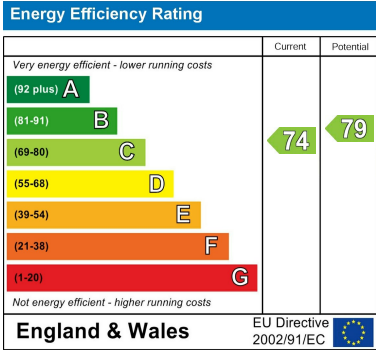


FLOORPLAN
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.

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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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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