



31 St. Johns View, Mansfield

Offers in the region of £105,000 – Leasehold

TWO BEDROOM FIRST FLOOR APARTMENT • SECURE GATED COMPLEX FOR OVER 55'S • WELL MAINTAINED INTERIOR, AND BENEFITS FROM BEING SOLD WITH NO UPWARD CHAIN • CLOSE TO MANSFIELD TOWN CENTRE • EARLY VIEWING HIGHLY RECOMMENDED



41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
email: enquiries@johnsankey.com

John Sankey





Entrance hall

The welcoming entrance hall is decorated in neutral tones, providing access to all areas of the property. It features a fitted storage cupboard for convenient storage solutions and an electric storage heater for added comfort.

Kitchen

13' 8" x 6' 6" (4.17m x 1.98m)

The well-appointed kitchen boasts a range of wall and base units, with under-cabinet lighting enhancing the workspace. The work surface includes a one-and-a-half bowl sink and drainer, accompanied by a four-ring electric hob with a fitted extractor above and a complementary tiled splash back.

Integrated appliances include an eye-level oven, fridge, freezer, dishwasher, and washing machine. Spotlights illuminate the ceiling, and a UPVC double-glazed window offers front aspect views.

Lounge \ Diner

18' 0" x 10' 4" (5.49m x 3.15m)

This spacious and light-filled room features an electric fire as the centre piece, adding a cozy focal point. A UPVC double-glazed door with a faux Juliet balcony floods the space with natural light and offers open views of the complex and to St. Johns church. Additional features include a storage heater, ample power points, a TV point, and coving to the ceiling.

Bedroom No 1

15' 0" x 9' 5" (4.57m x 2.87m)

A generously sized double bedroom benefiting from fitted wardrobes with sliding mirrored doors. A UPVC double-glazed window to the front aspect allows plenty of natural light. The room also includes power points and an electric storage heater.

Bedroom No 2

8' 2" x 6' 7" (2.49m x 2.01m)

The second bedroom is located at the front of the property and includes a UPVC double-glazed window, an electric storage heater, and power points.

Shower room

The shower room is fitted with a modern three-piece suite comprising a low-flush WC, a pedestal sink with a mixer tap, and a mains-fed shower cubicle with a sliding glazed door. Additional features include partially tiled walls, ceiling spotlights, and an electric towel rail.

Outside

Nestled within a private, gated community, the property offers the added security of electric gates and parking for residents and guests. The communal gardens are beautifully maintained, providing a serene outdoor space. The development also features a communal lounge, which hosts a regular program of activities, offering residents a wonderful opportunity to socialise and enjoy a sense of community.

Additional Information

Tenure: Leasehold Council Tax Band: A Over 55's complex, the lease currently has 105 years remaining, a monthly service charge of approx £196p/m and yearly ground rent currently £150 p/a. These figures are subject to change.



Ground Floor



This floor plan is for illustration purposes only. It is not to scale, please do not rely on this floor plan for room dimensions or any other purpose.
Plan produced using PlanUp.