



38 St. Johns View, Mansfield

£109,000 Leasehold

TWO BEDROOM SECOND FLOOR APARTMENT. EPC=C • OVER 55'S SAFE, SECURE GATED DEVELOPMENT • MODERN FITTED KITCHEN WITH INTEGRAL APPLIANCES • GOOD LOCATION, CLOSE TO MANSFIELD



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

John Sankey





How to find the property

Take the Mansfield ring road towards Chesterfield Road and then turn left into Wood Street opposite the West Nottinghamshire Art College and by Roundwood Surgery. Approximately half way along turn left to St. Johns View and the apartment block is located straight ahead of you and the property is located on the second floor.

Entrance Hall Accessed via a double glazed composite door, a cupboard provides hanging space and shelf storage which proves very useful, there is an electric heater and internal doors lead to all of the apartment's accommodation.

Lounge (20'4" max x 10'3"): A fantastic size main reception room having a stone effect electric fire centrepiece, a uPVC double glazed door opens to a juliet style area with views of the communal garden, there is coving to the ceiling, electric heater, an ample amount of power points, television and telephone point.

Kitchen (13'7" x 6'4") Fitted with a comprehensive range of modern wall and base units with integral appliances including a fridge, freezer, dishwasher and washing machine, a square edged work surface houses a four ring electric hob with Neff extractor above, a one and a half bowl sink and drainer unit with a mixer tap and complimentary tiled splashbacks, there are spotlights and strip lighting to the ceiling, an eye level oven, a kick board Dimplex heater and a uPVC double glazed window to the front aspect which provides the room with plenty of natural light.

Bedroom No. 1 (15' maximum x 9'5") A good sized double bedroom having fitted wardrobes with sliding mirrored doors, coving to the ceiling, Dimplex electric heater, television, telephone and power points and a uPVC double glazed window overlooks the communal garden to the rear aspect.

Bedroom No. 2 (9'4" maximum x 8'2") The second bedroom is located to the front of the property having a uPVC double glazed window, to one wall there are wardrobes which will be included within the property sale, there is a Dimplex electric heater and power points.

Bathroom This bathroom offers a practical design with white tiled walls and decorative detailing. It features a walk-in shower with a mains-fed unit, a pedestal sink with chrome fixtures, a low-flush WC, and built-in storage. Durable flooring and a mirrored cabinet complete this functional and stylish space.

Outside

St. Johns View is a purpose built over 55's development with electric gates for privacy to the front and communal parking, along with well established areas of mature shrubs and a gated private communal lawned garden which faces St. Johns Street. Secure lifts and staircases with keys and codes, are also available for residents giving access to other floors. There is a community centre onsite to be enjoyed by all residents.

Further Information

Council Tax Band:A Tenure:Leasehold

Agent's Note

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

