



BERRY HILL HALL | BERRY HILL LANE | MANSFIELD | NG18 4FH

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WHAT A FIND!!... Don't miss out on this stunning two-bedroom, ground floor apartment. This property is situated in the sought-after location of Berry Hill with a beautiful nearby park and lovely walks perfect for everyone! This property forms part of the Berry Hill Hall apartments and is conveniently positioned within close proximity to the town centre, not to mention excellent supermarkets, pubs, and restaurants right around the corner! Let's take a look inside..

Firstly, you will be welcomed into the entrance hallway where you will immediately get a sense for the classy feel that runs throughout the whole property. Further, you will find a spacious open plan kitchen/diner/lounge where you will find a contemporary kitchen space perfect for showing off your culinary skills. This kitchen is complete with a range of wall and base units offering ample storage space, not to mention the integrated appliances. Heading into the dining space you will find the most wonderful place to dine and relax. This open plan layout also makes this a superb place to entertain family and friends. If that's not enough, you'll also find a separate office with a fitted desk, cupboards and drawers - perfect for anyone who works from home!

Next, we have two fabulous spacious bedrooms, both which are doubles and kept to a very high standard. The master bedroom also benefits from two large windows allowing a wealth of natural daylight through. Not to forget the modern four piece ensuite that this bedroom has to offer, including stylish floor-to-ceiling tiling. Additionally, you'll find a separate shower room just off the hall way, ideal for having guests stay over.

Outside has an attractive easy to maintain laid to lawn communal garden to offer, with matures surrounding shrubs and trees. You will also find a handy under floor garage with an additional reserved parking space, allowing space for off road parking.





#### Entrance Hall

With downlights, central heating radiator and access to;

#### Kitchen/Living Room/Diner 18'0" x 19'8"

Complete with a fantastic range of modern units and cabinets with complementary worktop over, splashback tiles, inset sink and drainer with mixer tap, a range of integrated appliances including oven, microwave, dishwasher, fridge/freezer and ceramic hob with stainless steel extractor above, ample space for dining/entertaining, central heating radiator, downlights and window to the front elevation.

#### Bedroom One 13'5" x 15'8"

With carpet to flooring, fitted wardrobes, central heating radiator, downlights, two windows to the rear elevation and access to;

#### Ensuite to Bedroom One 7'6" x 9'6"

Complete with a modern four piece suite with fitted bath, walk-in shower cubicle, low flush WC, hand wash basin, downlights and contemporary floor-to-ceiling tiling.

#### Bedroom Two 9'6" x 13'9"

With carpet to flooring, central heating radiator, downlights and window to the front elevation.



#### Office 6'2" x 7'10"

With fitted desk, storage cupboards, drawers and downlights.

#### Shower Room 6'2" x 6'10"

Complete with a modern three piece suite including a walk-in shower cubicle, low flush WC, hand wash basin, chrome heated towel rail, downlights and contemporary floor-to-ceiling tiling.

#### Outside

Featuring an under floor garage with designated parking space, allowing space for handy off-road parking. There's also a communal garden with spacious lawn and surrounding mature shrubs and trees.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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