



£105,000

ST. JOHNS VIEW | MANSFIELD | NG18 1QP

**BuckleyBrown**  
ESTATE AGENTS



**\*OVER 55'S\***

**DON'T MISS OUT!...**Here we have a two bedroom flat in a convenient area of Mansfield with modern amenities, and transport links right on the doorstep. This home boasts a light and airy layout with ample potential for you to add your own stamp.

Let's start with the welcoming entrance hallway, offering a handy storage cupboard. From here, you can gain access the well-equipped kitchen, featuring ample storage space, an integrated oven and tiled splash back. The flat boasts an inviting a well-planned layout, which creates a sense of spaciousness and functionality. The living area is perfect for relaxation, dining, and entertainment, offering flexibility in arranging your furniture to suit your personal style. As well as a delightful Juliet Balcony and feature fireplace.

The flat is comprised of two well-sized bedrooms, with the main bedroom complete with fitted wardrobes. In addition, there is a beautiful shower room fitted with a three piece suite and complementary tiling.

The property has the added benefit of a designated parking space.





#### Kitchen

Fitted with shaker style wall and base units, work surface, extractor fan, inset sink with mixer tap above, integrated oven, down lights and window.

#### Living Room

With carpet to flooring, feature fireplace, coving and Juliet balcony.

#### Bedroom One

With carpet to flooring, fitted wardrobe and window.

#### Bedroom Two

With carpet to flooring and window.

#### Shower Room

Complete with an enclosed shower, pedestal sink, low flush WC, full height tiling and an opaque window.

#### Outside

With a designated parking space.












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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

A photograph of a hallway with a patterned carpet, white walls, and a wooden door on the left. A purple text box is overlaid on the top left.

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MANSFIELD  
NG18 1QP

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A large, stylized, light-colored letter 'B' is positioned behind the BuckleyBrown logo.**BuckleyBrown**  
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