



£95,000 Leasehold

16 OLD BAKERY WAY | | MANSFIELD | NG18 2JR

**BuckleyBrown**  
ESTATE AGENTS

STYLISH & CONVENIENT!...Offered for sale is this spacious two bedrooomed modern apartment which would make a superb buy-to-let investment being sold with a tenant in situ.

This is certainly a property that needs to be viewed to be appreciated and features some excellent accommodation. Upon a detailed personal inspection you will find a communal entrance which gives access to the apartments. Boasting an entrance hall which leads into the two well proportioned bedrooms. There is a bathroom which is fitted with a three piece suite in white. The most impressive room has to be the open plan kitchen/living room which provides modern day living at it's best. Having ample space for a seating, ideal for entertaining and further to this, there is good natural lighting. Completing this apartment is a storage cupboard for added convenience.

Outside, you will find that the property has an allocated parking space. Located within easy reach of amenities and the town centre.





#### Hall

With access to;

#### Living Room/Kitchen 12'1" x 15'9"

Complete with modern wall base and drawer units and matching work surface above. There is an integral oven with electric hob and extractor above along with space and plumbing for an upright fridge freezer. The kitchen is finished with vinyl flooring and tiled splash-backs. The lounge space offers carpet flooring, radiator and a floor to ceiling window.

#### Bedroom One 9'6" x 12'1"

With carpet flooring, radiator and a window.

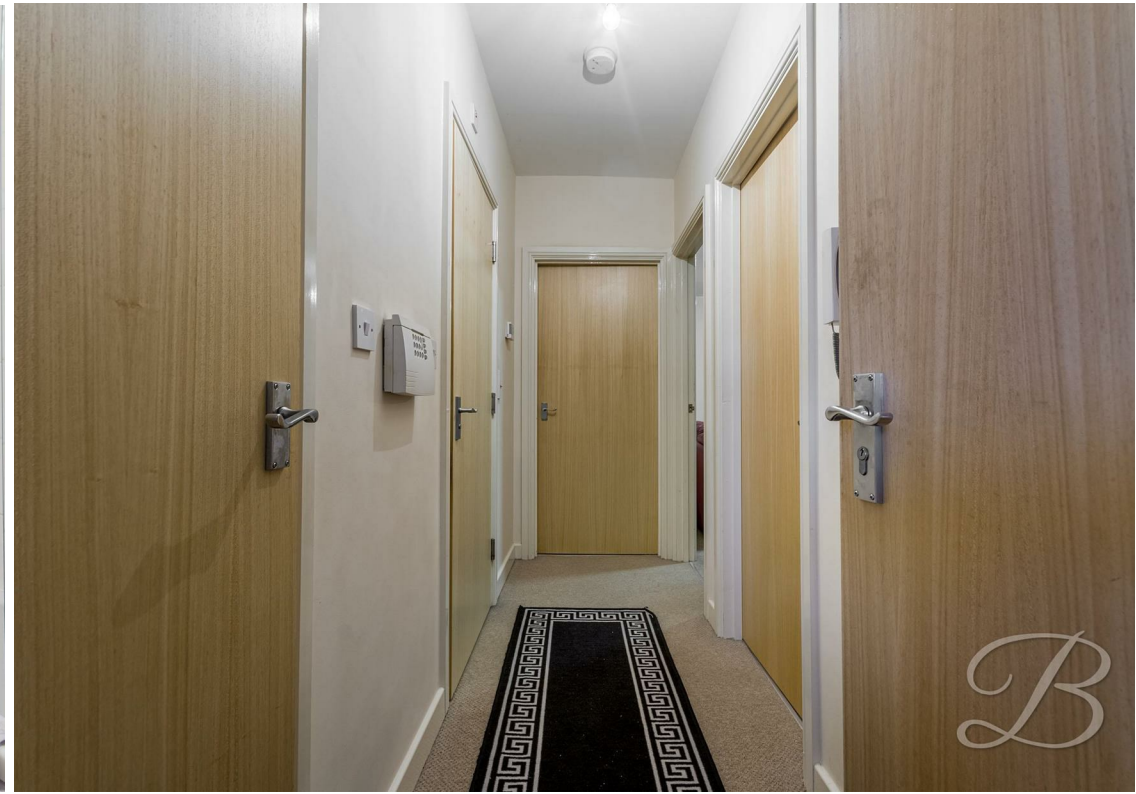
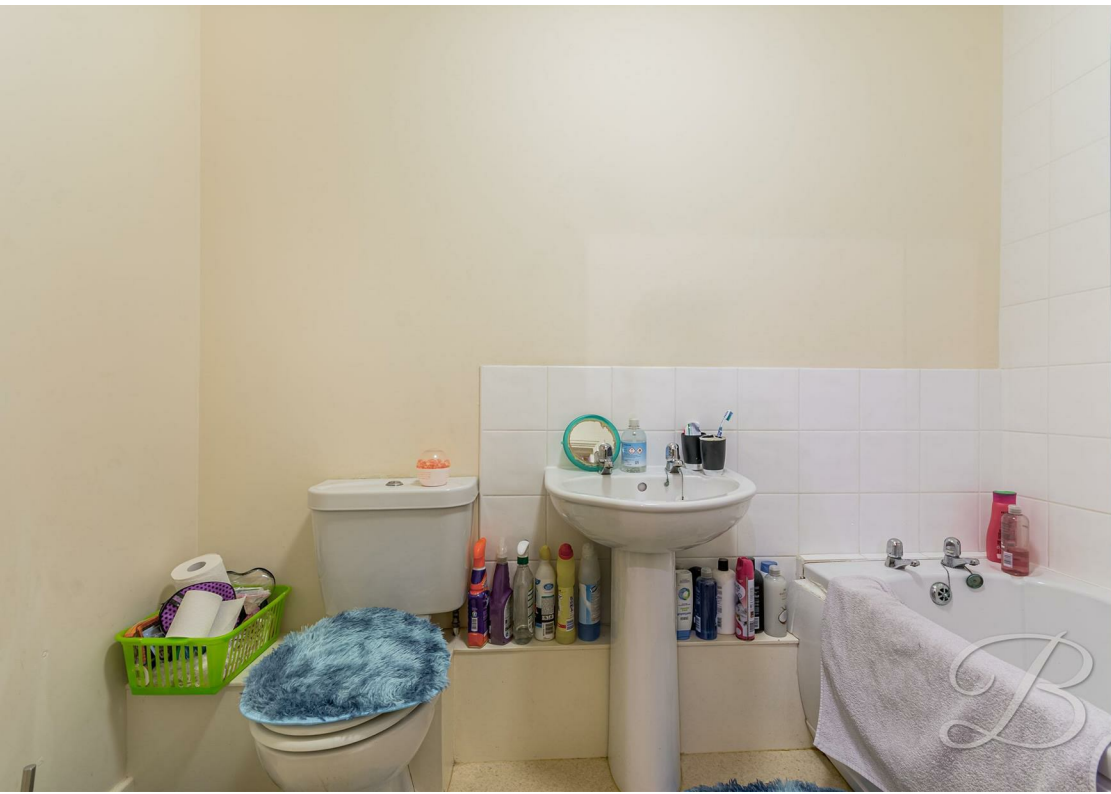
#### Bedroom Two 8'2" x 12'1"

With carpet flooring, radiator and a window.

#### Bathroom 5'7" x 8'2"

Fitted with a three piece suite in which includes a low flush WC, hand wash basin and a panelled bath with a shower overhead.

#### Outside



Ground Floor  
50sq.m/537.35sq.ft  
Approx.



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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**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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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MANSFIELD  
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