



Offers Over £105,000

3 RUBY WAY | | MANSFIELD | NG18 4XQ

**BuckleyBrown**  
ESTATE AGENTS



TOO GOOD TO LAST!...This apartment is positioned in the convenient area of Mansfield and has been presented to a beautiful standard. The location is great, being a short walk to the town centre! Not to mention being close to local amenities. Lets take a look inside..

Starting with the attractive kitchen which accommodates an array of wall, base and drawer units with space for integrated appliances. This space also features a carpeted dining area with ample room for your desired dining furniture. The living room is cosy and inviting with the windows allowing plenty of natural light to fill the room and the carpeted flooring creating a warm comforting feel.

This apartment also hosts two well proportioned bedrooms, both with space for all of your homely furnishings. To complete the accommodation, there is a three-piece suite including a shower over the bath. Outside continues to impress with an allocated parking. Don't miss out, call now to arrange a viewing!





#### Hall

Carpeted hallway leading in to all rooms.

#### Kitchen/Dining Room 9'2" x 17'5"

Matching cabinets with work surfaces over, room for integrated appliances, laminate flooring and a window to the front elevation. Open plan kitchen/diner, carpeted dining area with ample room for your desired dining furniture.

#### Living Room 13'0" x 15'8"

Carpeted living room with central heating radiator, neutral room to make it easy to put your own stamp on. Window to the front elevation.

#### Bedroom One 9'8" x 13'0"

Carpeted bedroom with central heating radiator and a window to the rear elevation.

#### Bedroom Two 9'8" x 10'11"

Carpeted bedroom with central heating radiator and a window to the rear elevation.



#### Bathroom 6'5" x 6'6"

Three piece bathroom with bath, hand wash basin and low flush WC.

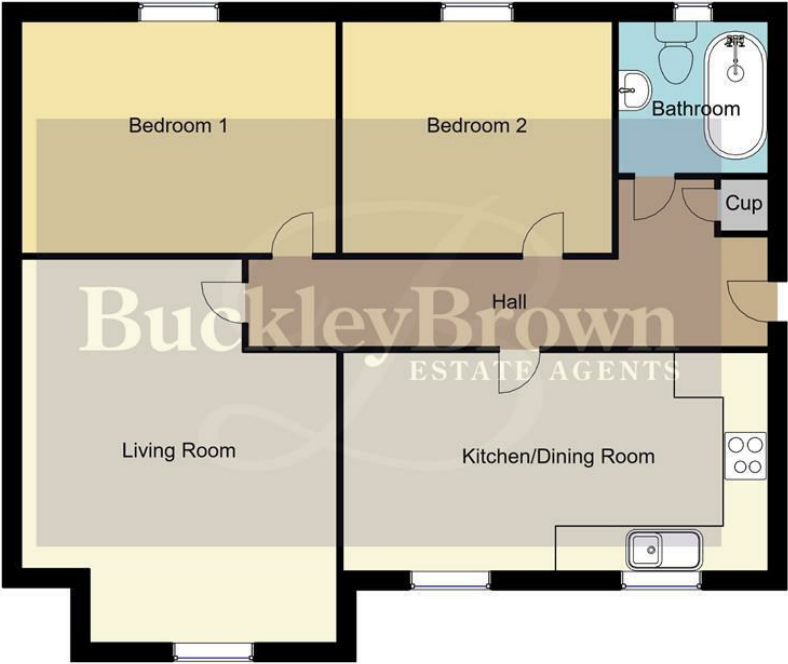
#### Outside

Appointed parking spot.





Ground Floor  
71sq.m/759.85sq.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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
CC Ltd ©2018

**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>	80	80
(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		
England & Wales		
EU Directive 2002/91/EC		



3 RUBY WAY  
MANSFIELD  
NG18 4XQ



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121



**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.