



£210,000 Leasehold

MUSTATRD MILLS ROCK VALLEY | | MANSFIELD | NG18 2HT

**BuckleyBrown**  
ESTATE AGENTS



## The Height of Luxury!

Situated in the heart of Mansfield, this stylish and modern two-bedroom apartment offers the perfect blend of comfort, convenience, and contemporary living. Immaculately presented throughout, the property is ideal for first-time buyers, professionals, or those looking to downsize without compromising on quality.

Located within walking distance to Mansfield town centre, the apartment enjoys excellent transport links via nearby Mansfield and Mansfield Woodhouse train stations, along with accessible bus routes. You'll also find a great selection of local shops, amenities, and schools close by. For those who enjoy the outdoors, the scenic Carr Bank Park is just moments away—ideal for peaceful strolls or summer picnics.

Set within a secure gated complex, the apartment benefits from a designated parking space, a welcoming communal lobby, and lift access. Inside, the home boasts a bright and spacious open-plan kitchen/living/dining area, complete with floor-length windows and access to a private balcony. Two generous double bedrooms, a high-spec bathroom with walk-in shower, and a beautifully finished hallway complete the layout.

This is modern apartment living at its finest—schedule your viewing today!





### Hallway

Step into a bright and welcoming entrance hallway that sets the tone for the rest of this beautiful apartment. Open and spacious, the hallway provides direct access to all rooms, creating a practical and elegant flow throughout the home.

### Kitchen/Living/Diner 20'0 x 17'5

This expansive open-plan living space is flooded with natural light thanks to large floor-length windows and a door leading out to a private balcony. The room has been cleverly designed to offer defined zones for relaxing, dining, and cooking while maintaining a seamless, modern layout.

The dining area is ideally positioned adjacent to the kitchen, perfect for

entertaining or enjoying family meals. The contemporary kitchen stretches along one wall and features a stylish combination of wall and base units, complemented by integrated appliances including an electric oven and hob with extractor hood, fridge/freezer, dishwasher, and washer/dryer.

### Bedroom One 16'0 x 7'2

A generously sized master bedroom, bathed in natural light from the impressive floor-length window. The room features soft carpet flooring and a central heating radiator, creating a warm and inviting atmosphere perfect for rest and relaxation.

### Bedroom Two 14'0 x 10'4

Also spacious and filled with light, the



second bedroom mirrors the same high standards, with carpeted flooring, a central heating radiator, and a floor-length window that enhances the room's airy and comfortable feel.

### Bathroom 7'6 x 7'0

Stylish and modern, the bathroom is finished to a high standard and features a sleek three-piece suite comprising a walk-in shower, low-level WC, and a vanity unit with wash hand basin and mixer tap. A chrome heated towel rail adds both comfort and functionality. The room is completed with tiled flooring and partially tiled walls, offering a clean, contemporary finish that's both elegant and easy to maintain.

### Outside

The apartment benefits from a designated parking space within a secure gated complex. Residents also enjoy access to a well-maintained communal lobby area and the convenience of a lift, ensuring easy access to all floors.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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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>		
(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		



PLOT 18  
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VALLEY  
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