



Offers Over £105,000 Leasehold

FLAT 312 INDIGO COURT BATH LANE | | MANSFIELD | NG18 2ER

BuckleyBrown
ESTATE AGENTS

Located in the heart of Mansfield, this charming two-bedroom flat on Bath Lane offers a delightful blend of modern living and convenience. The location is ideal, providing easy access to local amenities, parks, and transport links, making it perfect for both families and professionals alike. The vibrant community surrounding the area adds to the appeal, ensuring that everything you need is just a stone's throw away.

Upon entering the flat, you are greeted by a spacious kitchen/diner that is perfect for both cooking and entertaining. The contemporary design features ample storage and worktop space, making it a joy to prepare meals. The open-plan layout allows for a seamless flow between the kitchen and dining area, creating a warm and inviting atmosphere. Complemented by patio doors opening to the juliet balcony.

The two well-proportioned bedrooms provide comfortable retreats, each offering plenty of natural light and space for furnishings. The bathroom is modern and well-appointed, featuring a three piece suite.

Outside, the property benefits from a well-maintained communal area, providing parking and a pleasant space to enjoy the fresh air. The flat's location also allows for easy access to nearby parks, where you can take leisurely strolls or enjoy outdoor activities.

Call now to book your viewing!





Hall

With leading access into;

Kitchen/Living Room 14'10" x 17'5"

Open plan living with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Ample space for your desired dining furniture with a window to the side and patio doors opening to a juliet balcony.

Bedroom One 14'7" x 10'4"

Carpeted flooring, central heating radiator and a window to the side elevation.

Bedroom Two 8'11" x 15'5"

Carpeted flooring, central heating radiator and a window to the front elevation.

Bathroom 9'10" x 5'10"

Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower for added convenience.

Outside

Access for parking.







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) A		
(81-91) B		
(69-80) C	82	82
(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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MANSFIELD
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