



Offers Over £65,000 Leasehold

ST. CRISPINS COURT STOCKWELL GATE | MANSFIELD | NG18 5GL

**BuckleyBrown**  
ESTATE AGENTS

AN EXCELLENT INVESTMENT OPPORTUNITY IN A SOUGHT-AFTER MANSFIELD LOCATION... in the vibrant area of Stockwell Gate, Mansfield, this modern apartment offers a delightful blend of comfort and convenience. Built in 2014, the property is part of a contemporary development that reflects the charm of the local community while providing easy access to nearby amenities and transport links. The property is located on the 6th floor with convenient lift access.

As you step inside, you are greeted by a well-designed open-plan kitchen and living room. This inviting space is perfect for both relaxation and entertaining, featuring modern fixtures and ample natural light. The kitchen is equipped with contemporary appliances, making it a joy to prepare meals while enjoying the company of family and friends in the adjoining living area.

The apartment boasts a spacious bedroom that provides a peaceful retreat at the end of the day. With enough room for a double bed and additional furnishings, it offers a comfortable living space. The bathroom is thoughtfully designed, featuring modern fittings and a clean aesthetic, ensuring both functionality and style.

For those with vehicles, the property includes off-road parking to the front, providing added convenience and security. This apartment is an excellent choice for individuals or couples seeking a modern living space in a thriving area. Don't miss the opportunity to make this lovely apartment your new home.





#### Hall

Laminate flooring hallway leading to;

#### Kitchen/Living Room 14'7" x 14'8"

Matching base and wall cupboards provide ample storage, complemented by generous worktop space above for food preparation. The kitchen layout incorporates an integrated oven and offers designated space and plumbing for additional appliances, creating a practical and well-organised cooking area.

The spacious living area is bright and welcoming, featuring a central heating radiator and a large window to the front elevation that allows plenty of natural light to fill the room, making it ideal for both relaxing and entertaining.



#### Bedroom One 12'11" x 11'8"

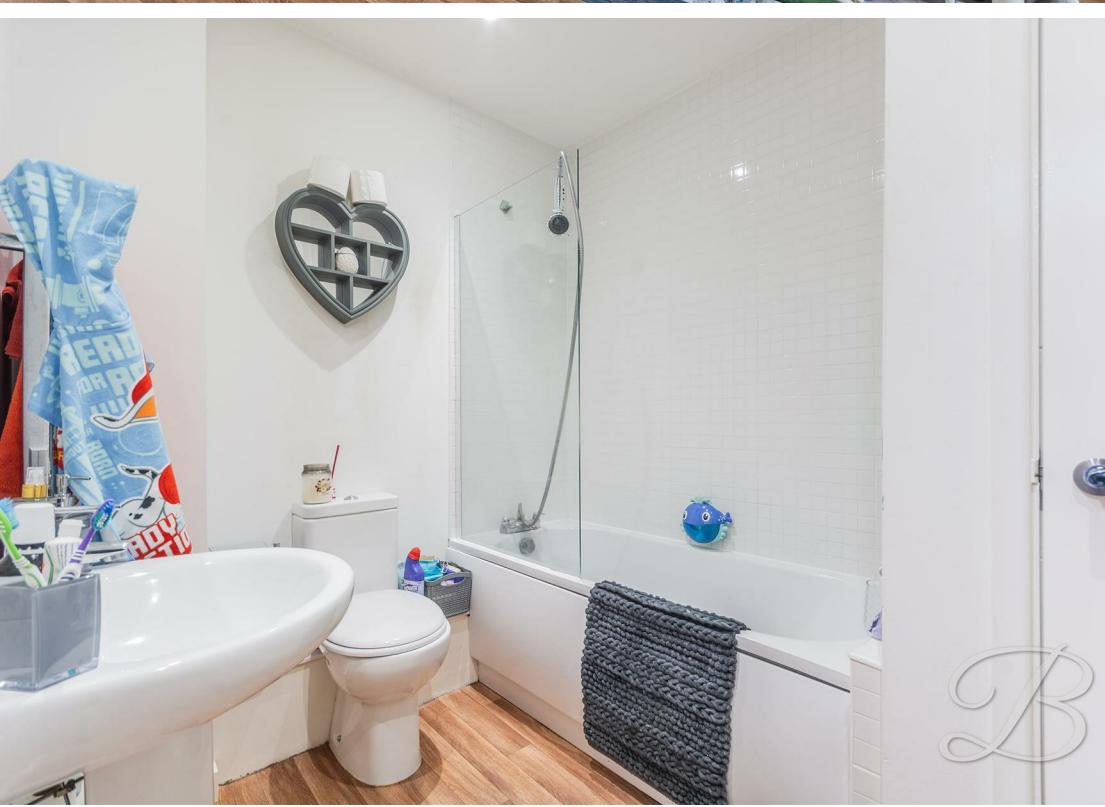
Spacious bedroom with laminate flooring with central heating radiator and window to the rear elevation.

#### Bathroom 6'5" x 8'7"

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

#### Outside

Space at the front of the building for off street parking.



Ground Floor  
48sq.m/520.15sq.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. Specifically 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	
(81-80) B		
(69-60) C		
(55-48) D	67	
(39-34) E		
(21-20) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

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ST. CRISPINS COURT  
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MANSFIELD  
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