



Mustard Mills, Rock Valley, Mansfield, NG18 2HT



welcome to

Mustard Mills, Rock Valley, Mansfield

SHOW HOME LAUNCH 22ND JUNE! The Valley is a premium gated development of 74 units comprising a mix of executive bungalows, maisonettes & apartments located Mansfield at the former Metal Box Factory.

Agent Note

Please note floorplans are for indicative purposes only and individual apartments will vary.

Entrance Hall

Spacious entrance hallway with two store rooms.

Kitchen/Diner/Lounge

Fully fitted modern kitchen.

Bedroom One

Door leading to hallway.

Bedroom Two

Door leading to hallway.

Bathroom

Modern bathroom with porcelain floor and wall tiles. Heated towel rail, vanity unit with basin and mirror with lighting to the bathroom.

Enclosed Balcony

Leading off the kitchen/diner/lounge there is an enclosed balcony.

Outside

A fully gated development with lighting and private intercom access. Plot 16 also benefits from off road parking.



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Mustard Mills Rock Valley, Mansfield

- PLOT 16 - TWO BED APARTMENT WITH BALCONY
- MARKETING SUITE OPEN - FRIDAY & SATURDAY 10AM-5PM
- FULLY GATED INTERCOM ENTRY DEVELOPMENT WITH EXTENSIVE LANDSCAPING & LIGHTING
- CLOSE TO AMENITIES & BUS ROUTES
- AN EXCLUSIVE GATED NEW BUILD DEVELOPMENT OF 2 & 3 BED BUNGALOWS, MAISONNETTES & APARTMENTS

Tenure: Leasehold

EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWK105194 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01636 640473



newark@williamhbrown.co.uk



47-48 Market Place, NEWARK,
Nottinghamshire, NG24 1EG



williamhbrown.co.uk