



Mustard Mills Valley Lane, Mansfield NG18 2HT

welcome to

Mustard Mills Valley Lane, Mansfield

Spacious Penthouse with large private balcony overlooking The Valley. Open-plan kitchen/living/dining with bifold doors. Master ensuite, luxury shower room, integrated appliances. Lift access, underground parking with EV charging & storage. Fully floored

Visit us - Fri-Sun 10am-4pm



Entrance Hall

Spacious entrance hallway with storage cupboard & LVT Flooring

Kitchen/Diner/Lounge

Fully fitted modern kitchen with integrated Oven, Hob, Microwave, Fridge, Freezer, Dishwasher & Washer Dryer.

Dining & Living spaces with Bifold & Patio Doors leading out to the Private Balcony area which overlooks The Valley

LVT Flooring

Bedroom One

With Patio doors leading out to the balcony

TV Point & Sockets

LVT Flooring

Door leading to;

Ensuite

Modern shower room with porcelain floor and wall tiles.

Heated towel rail, vanity unit with basin and mirror with lighting to the bathroom

Shower & Toilet

Bedroom Two

Spacious bedroom with patio doors leading out to the balcony

TV Point & Sockets

LVT Flooring

Shower Room

Modern shower room with porcelain floor and wall tiles.

Heated towel rail, vanity unit with basin and mirror with lighting to the bathroom

Shower & Toilet

Exterior

Spacious balcony that wraps across the entire side of the apartment with views over looking The Valley

Underground Parking with EV Car Charging

Bin Store & Private Storage

Visitor Parking

Gated Development



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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

welcome to

Mustard Mills Valley Lane, Mansfield

- HIGH SPECIFICATION SPACIOUS 2 BED PENTHOUSE APARTMENT
- LOW MAINTENANCE HOME WITH BALCONY CLOSE TO SHOPS IN GATED DEVELOPMENT
- OPEN PLAN KITCHEN, DINING, LIVING WITH INTEGRATED APPLIANCES
- 2 DOUBLE BEDROOMS, ENSUITE TO MASTER & SEPERATE SHOWER ROOM
- HALLWAY WITH STORAGE - FULLY FLOORED

Tenure: Leasehold EPC Rating: Exempt. Service Charge: Ask Agent

Ground Rent: Ask Agent

£245,000



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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.



Property Ref:
NWK106006 - 0006

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.


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Please note the marker reflects the
postcode not the actual property