



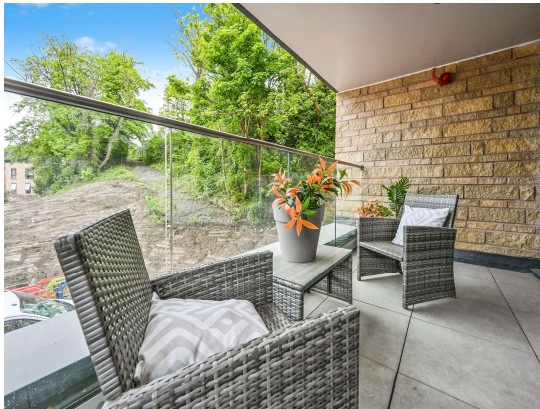
Mustard Mills Valley Lane, Mansfield NG18 2HT

welcome to

Mustard Mills Valley Lane, Mansfield

Apt 2A - 17 MUSTARD MILLS APARTMENTS. Executive apartment with balcony, lift & parking. High Specification - Flooring Included

Marketing Suite & Show Homes open Friday, Saturday & Sunday 10am - 4pm. A must see development to appreciate the location & available properties.



Entrance Lobby

Large Lobby area with Post Boxes, door access to Bin Stores, Lift & Staircases to all floors.

Hallway

Front door entrance with spacious entrance hallway Storage Cupboard & doors leading off to all Bedrooms, Bathroom & the Open Plan Kitchen, Dining, Living Area

Open Plan Kitchen Diner Lounge

24' Max x 16' Max (7.32m Max x 4.88m Max)

Fully fitted modern kitchen with integrated appliances including oven with hob and extractor, microwave, fridge, freezer, dishwasher and washer dryer.

Worktops with under mounted stainless steel sink.

Window to front aspect

Dining Area

Living Area with bifold doors leading to the balcony with stunning views overlooking the Valley

Bedroom One

14' x 12' (4.27m x 3.66m)

Spacious Master Bedroom with window to the side aspect

Bedroom Two

18' x 9' (5.49m x 2.74m)

Spacious bedroom with window to the side aspect

Shower Room

7' x 7' 1" (2.13m x 2.16m)

Modern shower room with porcelain floor and wall tiles.

Double Shower, Fitted Vanity Unit with storage & basin, WC, Heated towel rail and mirror with lighting to the bathroom.

Exterior

Balcony

Parking with EV Car Charging Point

Bin Store

Visitor Parking

A fully gated development with lighting and private intercom access.



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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

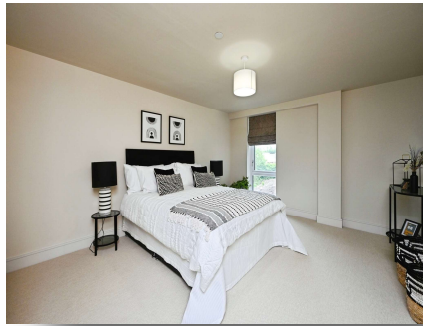
welcome to

Mustard Mills Valley Lane, Mansfield

- PLOT 17 - MUSTARD MILLS APARTMENTS, THE VALLEY
- LARGE 2 BED APARTMENT WITH LIFT, BALCONY & PARKING - 1022 SQFT
- GATED DEVELOPMENT CLOSE TO TOWN CENTRE & AMENITIES
- OPEN PLAN KITCHEN, DINING, LIVING ROOM WITH INTEGRATED APPLIANCES
- LIVING AREA WITH BIFOLD DOORS TO THE BALCONY WITH VIEWS OVER THE VALLEY

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

Ground Rent: Ask Agent **£220,000**



Please note the marker reflects the postcode not the actual property

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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:
NWK106274 - 0004

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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