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Guide Price £155,000

2 Bedroom Apartment for sale

Apartment 1 The Courtyard, Berry Hill Lane, Mansfield



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Overview

Historic Grandeur Meets Modern Luxury: Stunning 2-Bed Ground Floor Apartment in The Courtyard, Berry Hill Hall **NO CHAIN** Available for sale by Modern Method of Auction



Key Features

- Parking
- 1 level living
- Apartment
- Historical area
- Open Plan
- Berryhill
- Great for commuting
- No Chain
- Secure method of sale





Historic Grandeur Meets Modern Luxury: Stunning 2-Bed Ground floor Apartment in The Courtyard, Berry Hill Hall

Available for sale by Modern Method of Auction

Set within the prestigious grounds of Berry Hill Hall, this exceptional two-bedroom apartment in 'The Courtyard' offers a rare opportunity to own a piece of Mansfield's history while enjoying contemporary, high-specification living. Originally dating back to the 18th century, the development has been sympathetically restored to retain its Georgian elegance, boasting manicured communal grounds and commanding views, all sitting adjacent to the picturesque Berry Hill Park.

The apartment itself is a masterclass in open-plan design, flooded with natural light through feature sash windows that nod to the building's heritage. The heart of the home is the expansive living and dining area, which flows seamlessly into a bespoke, modern kitchen equipped with integrated appliances-perfect for entertaining.

Both bedrooms are generous doubles, with the principal suite benefiting from a stylish en-suite shower room. A separate, luxury main bathroom serves the second bedroom and guests. Practicality is not forgotten, with the distinct advantage of secure underground parking that ensures peace of mind and convenience.

Ideal for professionals, downsizers, or investors, this property combines the tranquillity of a private, gated estate with excellent connectivity to Mansfield town centre and the A60. Viewing is essential to appreciate the blend of character, community, and quality on offer at The Courtyard.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-



refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Hall

A central hallway connecting all principal rooms, benefiting from secure intercom access and essential storage space.

Kitchen/Dining/Living Room

The true heart of this apartment is the impressive open-plan living and kitchen area, designed to blend contemporary style with everyday practicality. Flooded with natural light from windows, the living space offers a bright, airy atmosphere with ample room for both a comfortable lounge setup and a formal dining table. This flows effortlessly into the bespoke kitchen, which is finished to a high specification with sleek cabinetry and premium work surfaces. Fully equipped with integrated appliances-including an oven, hob, fridge-freezer, and dishwasher-this sociable space is perfect for hosting guests or relaxing after a long day.

Bedroom (Double) with Ensuite

An impressive double bedroom featuring neutral décor, plush carpeting, and characterful windows. The room offers plenty of floor space for a king-size bed and storage furniture.

En-Suite: A stylish and contemporary facility comprising a walk-in shower enclosure with mains-fed shower, a low-level WC, a pedestal wash hand basin, and a heated towel rail

Bedroom 2

Bedroom Two is a well-proportioned double room that offers excellent versatility. Whether used as a comfortable guest suite, a spacious nursery, or a dedicated home office, it provides a bright, quiet retreat with neutral décor to suit any taste.

Bathroom

Serving the second bedroom and guests, this luxurious bathroom is finished to an exacting standard. It comprises a modern white suite featuring a bath with a

separate shower cubicle, a wash hand basin, and a low-flush WC. The room is completed with premium ceramic tiling to splashback areas and a chrome heated towel rail

Outside

Stepping outside, residents enjoy the best of both worlds: the privacy of a secure, gated estate and the expansive beauty of one of Mansfield's finest parks. The apartment benefits from access to beautifully manicured communal gardens, maintained to an impeccable standard that befits the Grade II listed setting.

Beyond the private grounds, the development sits directly adjacent to Berry Hill Park, effectively extending your outdoor space by 25 hectares. Whether it's a morning jog on the athletics track, a coffee at the parkside café, or a scenic walk through the woodlands and wildflower meadows, nature is right on your doorstep. For absolute convenience, the property also includes secure underground parking with an allocated space, ensuring your vehicle is safe and out of the elements.

Floorplans



Approximate total area⁽¹⁾
830 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI360

EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



Marketed by EweMove Nuthall & Eastwood

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