



The Mail Box, Church Street,  
Mansfield, Nottingham  
NG18 1AE

**£45,000 Leasehold**





\*\*\*AUCTION THURSDAY 29TH MAY 2025\*\*\*

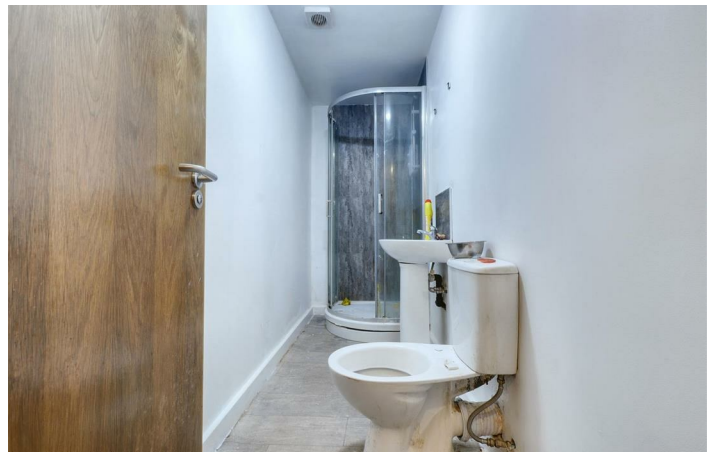
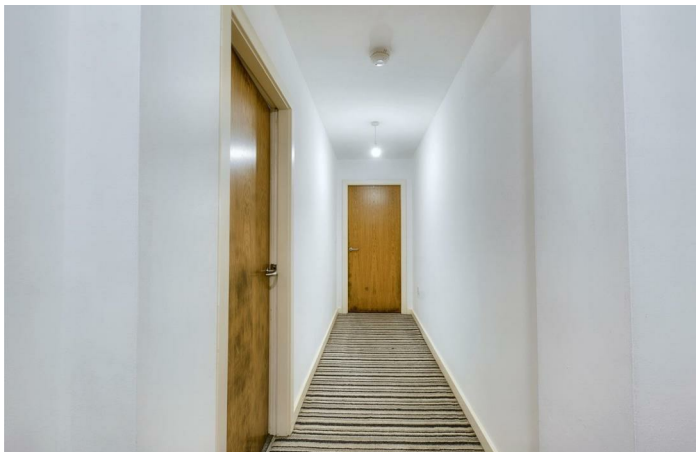
Robert Ellis is delighted to present this recently converted 1-bedroom apartment within the development known as 'The Mail Box' located on Church Street, Mansfield.

The property, constructed of stone, was formerly part of the main Post and Sorting Office for Mansfield and has been thoughtfully converted into modern apartments.

Situated on Church Street, 'The Mail Box' offers a plethora of amenities right at your doorstep, including national supermarkets, reputable bars, eateries, and retail options like Four Seasons Shopping Centre and St. Peter's Retail Park. Mansfield Town Centre is just a stone's throw away, providing a vibrant and welcoming atmosphere. Public transport links, including bus, coach, and train services, are conveniently close, offering easy access to Nottinghamshire and Nottingham City Centre.

In brief, the apartment features a communal secure entrance hallway, an inner hallway, a shower room, a double bedroom, and an open-plan living, dining, and kitchen area. Previously rented, the property is now available for sale with no upward chain, making it an ideal opportunity for first-time buyers or buy-to-let investors. Positioned on the ground floor, it offers ease of access and convenience.

For more information or to arrange a viewing, please contact the office today.



### Entrance Hall

With secure communal entrance door to the front, corridor leading to the hallway of the apartment.

### Open Plan Living/Kitchen Diner

15'6 x 14'9 approx (4.72m x 4.50m approx)

With a range of matching wall and base units incorporating a laminate work surface over, integrated oven with ceramic hob above, tiled splashback, stainless steel extractor over, recessed spotlights to the ceiling, ceiling light point, wall mounted electric heater, space and plumbing for an automatic washing machine, stainless steel sink with mixer tap over, space and point for a free standing fridge freezer, laminate flooring, linoleum flooring to the kitchen area with carpeting to the floor, UPVC double glazed window to the side. Panelled door to entrance hallway.

### Hallway

3'9 x 17'8 approx (1.14m x 5.38m approx)

Front entrance door, ceiling light point, electrical consumer unit and panelled doors to:

### Bedroom 1

10'10 x 12'9 approx (3.30m x 3.89m approx)

Ceiling light point, wall mounted electric heater, carpeted flooring, opening through to living/kitchen diner.

### Bathroom

10'8 x 3'8 approx (3.25m x 1.12m approx)

Three piece suite comprising of a shower enclosure with electric shower above, pedestal wash hand basin, low flush w.c., ceiling light point, extractor fan, linoleum flooring and wall mounted electric heater.

### Council Tax

Mansfield Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 18mbps Superfast 58mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water high

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

### Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

### Auction Deposit and Fees:

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

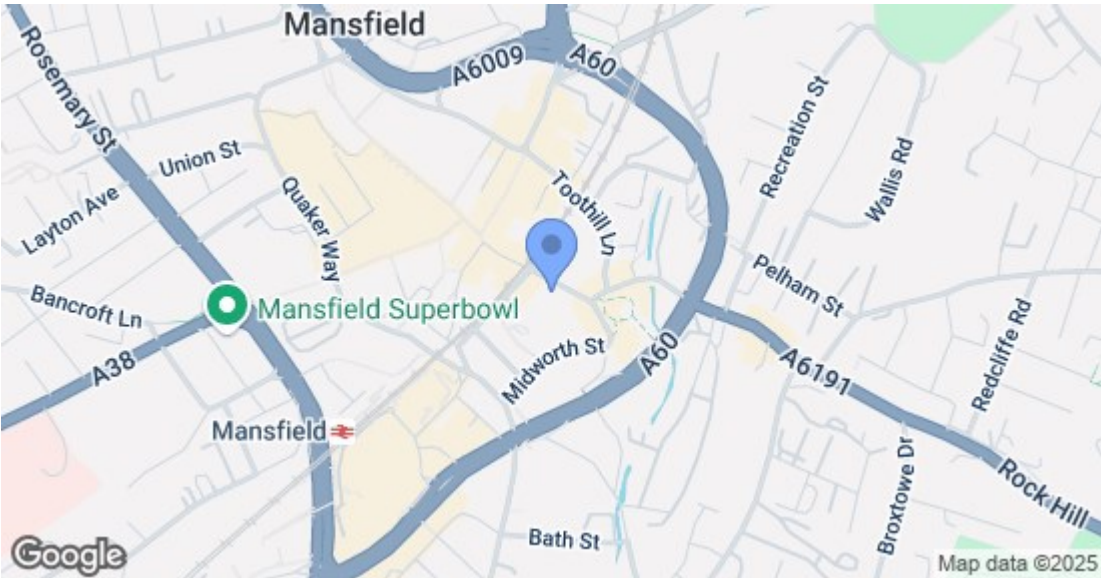
### Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

### Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.