



**The Connexion Chaucer Street
Mansfield, Nottinghamshire NG18 5PB**

£89,950

- A TWO BEDROOM, SECOND FLOOR APARTMENT IN PURPOSE BUILT DEVELOPMENT.
- GAS COMBINATION BOILER, UPVC DOUBLE GLAZING AND EPC RATING OF B.
- TWO DOUBLE BEDROOMS, BOTH OF WHICH HAVE FITTED WARDROBES.
- GATED ENTRANCE, COMMUNAL GARDENS AND ONE PARKING SPACE PER APARTMENT.
- TO BE SOLD, SUBJECT TO THE CURRENT TENANT REMAINING IN RESIDENCE.
- ENTRANCE HALL AND OPEN PLAN LIVING WITH LOUNGE AND FITTED KITCHEN.
- BATHROOM WITH THREE PIECE WHITE SUITE AND MAINS SHOWER FITMENT.
- CURRENT RENT £550PCM, PRODUCING A GROSS ANNUAL RETURN OF 7.3% ON INVESTMENT.

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

From the bottom of Stockwell Gate, head straight up, turning immediately right onto Bancroft Lane. Turn right onto Chaucer Street and the entrance to the development is at the bottom of here. There is also a pedestrian gate located on Rosemary Street.

ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE AREA

serving apartment numbers 12a – 26. Stairs leading to the apartment on the second floor. There are no lifts within this development.

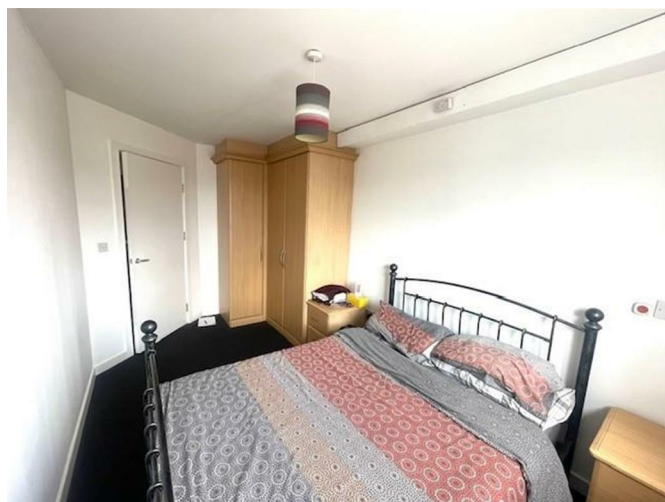
ENTRANCE HALL

Front door with peephole. Radiator, laminate flooring and telephone entry system. Walk-in cloaks cupboard, which houses the gas, combination boiler.

BEDROOM ONE

14'3 x 8'6 (4.34m x 2.59m)

UPVC double glazed window, radiator and fitted corner wardrobe.



BEDROOM TWO

11'6 x 8'2 (3.51m x 2.49m)

UPVC double glazed elevation, radiator and fitted double wardrobe.

BATHROOM

Three piece white suite comprising panelled bath with mains shower, wash hand basin and WC. Tiled bath surround, radiator and extractor fan.



OPEN PLAN LIVING:

LOUNGE AND KITCHEN

24'5 x 9'3 overall (7.44m x 2.82m overall)

UPVC double glazed aspect, two radiators and laminate flooring. Kitchen area fitted with base and eye level units, work surfaces and stainless steel sink unit and single drainer. Built in electric oven, gas hob and cooker hood.



OUTSIDE

The development is approached by electric vehicle gates off Chaucer Street and pedestrian gate off Rosemary Street. There are communal grounds around the properties, maintained as part of the management agreement. There is one parking space per apartment.

The property is in council tax band A (Mansfield District Council).

N.B

The Connexion is a development of 58 leasehold properties, all on 999 year leases. This one commenced on the 11th April 2003. The current annual service charge is £1,080.00 payable in two equal instalments on the 1st January and the 1st July.

MONEY LAUNDERING

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or


recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5649/11/04/24.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	82
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC 