



**Berry Hill Hall Berry Hill Lane
Mansfield, Nottinghamshire NG18 4FH**

£145,000

- A BEAUTIFULLY PRESENTED TOP FLOOR, ONE BEDROOM APARTMENT.
- CONTEMPORARY INTERIOR WITH OPEN PLAN LIVING AREA AND FITTED KITCHEN.
- SUPERB LOCATION, SET WITHIN THE GROUNDS OF THIS GRADE II LISTED BUILDING.
- UNDERGROUND, ALLOCATED PARKING SPACE FOR ONE VEHICLE AND COMMUNAL GARDENS.
- INCLUDES GAS HEATING (COMBINATION BOILER) AND DOUBLE GLAZING.
- ONE DOUBLE BEDROOM AND FULLY TILED BATHROOM WITH THREE PIECE SUITE.
- LOCATED ON THE SOUTH SIDE OF MANSFIELD, CLOSE TO MANY AMENITIES.
- CURRENT SERVICE CHARGE OF £115PCM, PEPPERCORN GROUND RENT AND 999 YEAR LEASE.

VIEWING

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

DIRECTIONS

Head out of Mansfield on the A60 towards High Oakham and take the left hand turning onto Berry Hill Lane. Proceed over the two traffic islands and the entrance to Berry Hill Hall can be found on the right-hand side.

ACCOMMODATION COMPRISES

Access to the apartment is via an intercom-controlled door and up the stairs to the wooden entrance door to:

HALLWAY

17'11" x 3'8" (5.48m x 1.13m)

Fitted carpet, contemporary radiator, store cupboard housing the water meter, distribution board and shelving. An intercom allows occupiers to give access to the building.



BEDROOM

14'1" x 10'5" (4.31m x 3.19m)

Fitted carpet, radiator, UPVC double glazed sash window overlooking the courtyard and fitted wardrobes.



BATHROOM

6'9" x 6'0" (2.07m x 1.83m)

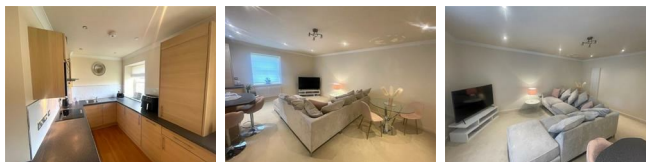
A beautiful white 3-piece suite comprising a bath with shower over, shower screen, W/C, wall mounted sink and mirror above, shaver point, extractor fan, chrome heated towel rail, fully tiled floor and walls.



L-SHAPED LIVING/DINING KITCHEN

20'10" x 18'2" & 13'7" x 7'6" (6.36m x 5.55m & 4.15m x 2.31m)

To the living/dining room is a fitted carpet, two "ladder" style radiators, and a UPVC double glazed sash window. To the kitchen are a variety of beech base and wall mounted units (one of which houses the combi boiler), granite effect roll edge worktops, laminate floor, built-in Smeg microwave oven, fridge and dishwasher, Whirlpool washing machine, stainless steel fan oven, ceramic hob and stainless steel extractor hood above, UPVC double glazed sash window overlooking the courtyard, tiled splashbacks.



OUTSIDE

Communal grounds with a number of lawned areas and underground car park where the occupier/owner has an allocated space for one vehicle.



Council tax band B (Mansfield District Council).

MONEY LAUNDERING

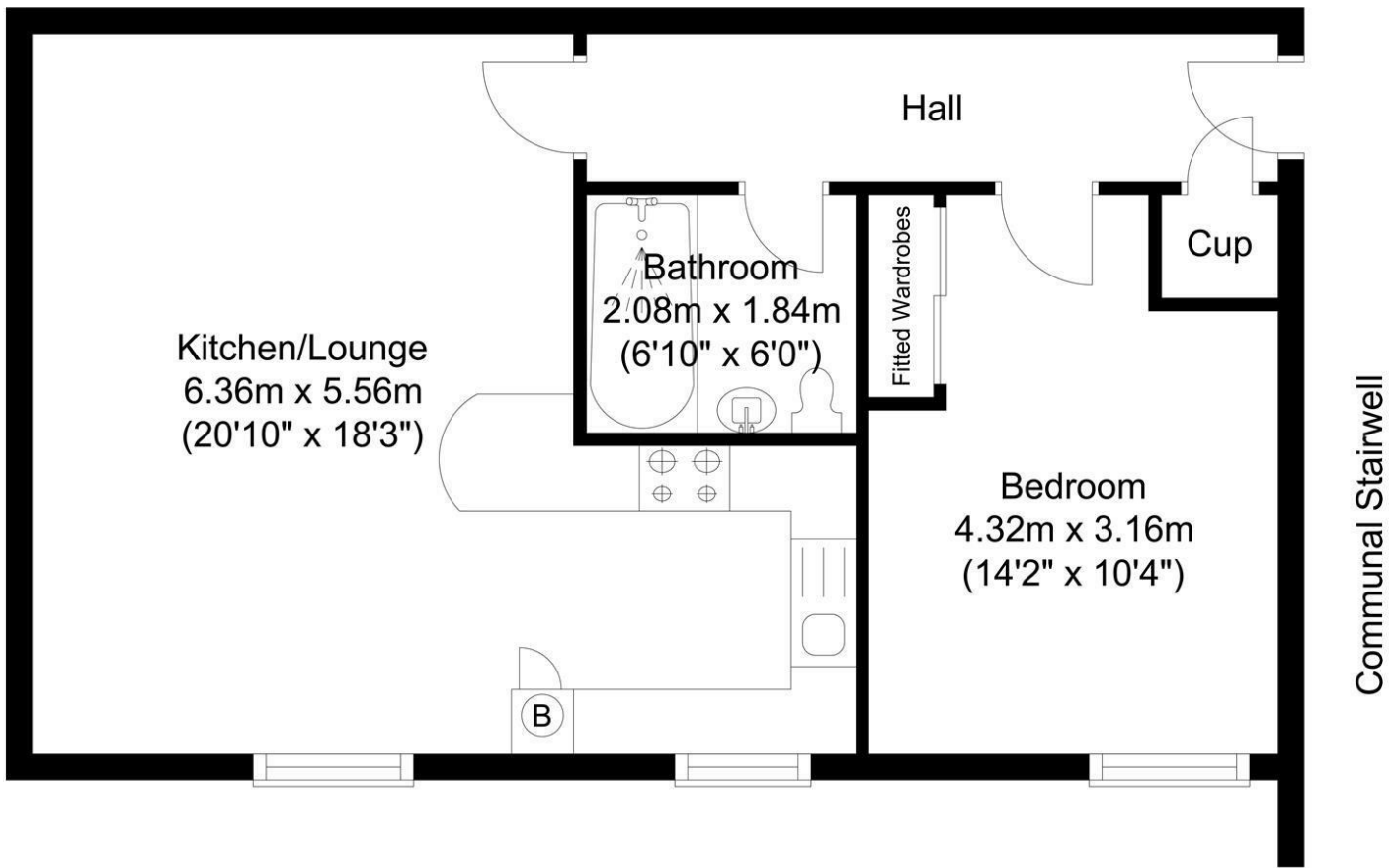
under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors 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. M5646/4.4.2024



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			
England & Wales		81	81
	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		

