

**14 Old Bakery Way  
Mansfield, Nottinghamshire NG18 2JR**

**£99,950**

- A FULLY REFURBISHED, TWO-BEDROOM APARTMENT WITH TENANT IN OCCUPATION
- ENTRANCE HALL AND BUILT IN CUPBOARD HOUSING FREESTANDING WASHER/DRYER
- TWO DOUBLE BEDROOMS AND SHOWER ROOM WHICH HAS ONLY JUST BEEN COMPLETED
- ALLOCATED PARKING SPACE AND COMMUNAL GROUNDS AROUND THE DEVELOPMENT
- INCLUDES GAS HEATING (NEW COMBINATION BOILER) AND UPVC DOUBLE GLAZING
- OPEN PLAN LIVING WITH LOUNGE AND RE-FITTED KITCHEN HAVING INTEGRATED OVEN AND HOB
- MOST OF THE FURNITURE WITHIN THE APARTMENT WILL BE INCLUDED WITHIN THE AGREED SALE PRICE
- TENANCY AGREEMENT COMMENCED AUGUST 2024 WITH THE MONTHLY RENT BEING £650.00PCM

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

Leave Mansfield on the A60 Woodhouse Road. Shortly after the railway bridge, turn right onto Oxford Street. Turn right at the top of here onto Old Bakery Way. Number 14 is in the second block on the left.

## ACCOMMODATION COMPRISES

Communal entrance area with staircase leading to the flat.

### ENTRANCE HALL

Intercom entry system, radiator and laminate flooring. Built in cloaks cupboard which houses the freestanding washer/dryer.

### OPEN PLAN LIVING

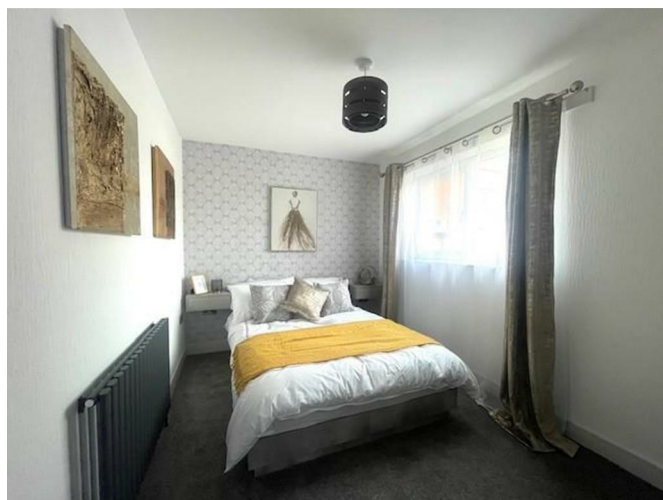
**15'8 x 12'1 (4.78m x 3.68m)**

With lounge area having radiator and UPVC picture window to the rear. Kitchen fitted with modern base and eye level units, work surfaces and stainless steel sink unit and single drainer. Built in electric oven, separate induction hob and cooker hood. Freestanding upright fridge/freezer. Cupboard housing the combination boiler.

### BEDROOM ONE

**12'3 x 9'6 (3.73m x 2.90m)**

Fitted double wardrobe, radiator and UPVC double glazed aspect.



### BEDROOM TWO

**12'2 x 8'3 (3.71m x 2.51m)**

Including double bed, bedside units and dressing table. UPVC double glazed aspect. Radiator.



### SHOWER ROOM

Large walk-in shower area and wash hand basin and WC set within vanity unit. 'Easy clean' panelling to the walls. Radiator.

### OUTSIDE

There are communal grounds around the development. There is also allocated parking.

The property is leasehold, for a period of 125 years from 1st January 2007. We understand that the current service charge is £1570.00 per annum.

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

### 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.**

### 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.

### 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. MA5693/8.8.2024

