



**57 Bancroft House The Connexion, Chaucer Street,  
Mansfield, NG18 5PB**

- A TWO-BEDROOM APARTMENT, OFFERED FOR SALE WITH TENANT TO REMAIN IN RESIDENCE.
- GAS SAFETY RECORD 05.02.2024, ELECTRICAL REPORT 08.06.2021 AND UPVC DOUBLE GLAZED.
- OPEN PLAN LIVING WITH JULIET BALCONY AND FITTED KITCHEN AREA WITH BUILT IN OVEN AND HOB.
- ONE PARKING SPACE PER APARTMENT AND MANAGED GARDENS AROUND THE DEVELOPMENT.
- RENT IS £572PCM, RETURNING 7.6% GROSS OR 6.3% AFTER FACTORING IN THE SERVICE CHARGE.
- THE PROPERTY SHALL NOT BE AVAILABLE WITH VACANT POSSESSION ON COMPLETION.
- ENTRANCE HALL WITH BUILT IN CLOAKS CUPBOARD, HOUSING THE BOILER AND CONSUMER UNIT.
- TWO DOUBLE BEDROOMS AND BATHROOM WITH THREE-PIECE WHITE SUITE AND MAINS SHOWER.
- CONVENIENT LOCATION FOR ACCESS TO THE TOWN CENTRE, RAILWAY AND BUS STATIONS AND M1 MOTORWAY.
- POTENTIAL ACHIEVABLE RENT OF £650PCM (8.7% GROSS OR 7.3% AFTER SERVICE CHARGE).

**£90,000**

## **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:**

From the bottom of Stockwell Gate, proceed up the hill, turning first right onto Bancroft Lane. Turn right onto Chaucer Street and the entrance to The Connexion is at the bottom of here. There is another pedestrian gate accessed off Rosemary Street.

## **ACCOMMODATION COMPRISES**

Communal entrance area/atrium with staircase leading to this second-floor apartment. There are no other properties above this one.

## **ENTRANCE HALL**

Radiator, laminate flooring and loft access. Cupboard housing the combination boiler and consumer unit.

## **OPEN PLAN LIVING**

**24'6 x 9'9 (7.32m'1.83m x 2.74m'2.74m)**

Lounge area with radiator and UPVC French doors and Juliet balcony. The kitchen has fitted base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Built in electric oven, gas hob and extractor fan. Space for upright fridge/freezer and washer/dryer. Radiator.

## **BEDROOM 1**

**14'10 x 8'1 (4.27m'3.05m x 2.44m'0.30m)**

UPVC double glazed aspect. Radiator. Laminate flooring.

## **BEDROOM 2**

**11'5 x 8'1 (3.35m'1.52m x 2.44m'0.30m)**

UPVC double glazed aspect. Laminate flooring. Radiator.

## **BATHROOM**

Three-piece white suite comprising paneled bath, wash hand basin and WC. Mains shower over the bath. Fully tiled bath surround, radiator and extractor fan.

## **OUTSIDE**

There is a private courtyard within the development, where one parking space is provided for each apartment. Communal gardens are then maintained as part of the service charge agreement.

This property is leasehold, for a period of 200 years from March 2003. The Connexion Management Company Limited has title absolute. When you purchase an apartment here, you become 1/58th owner of the Company. There is a service charge to pay for the management of the site. This is currently £1200.00 per annum, payable in two instalments on the 1st January and the 1st July.

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

### **FINANCIAL ADVICE**

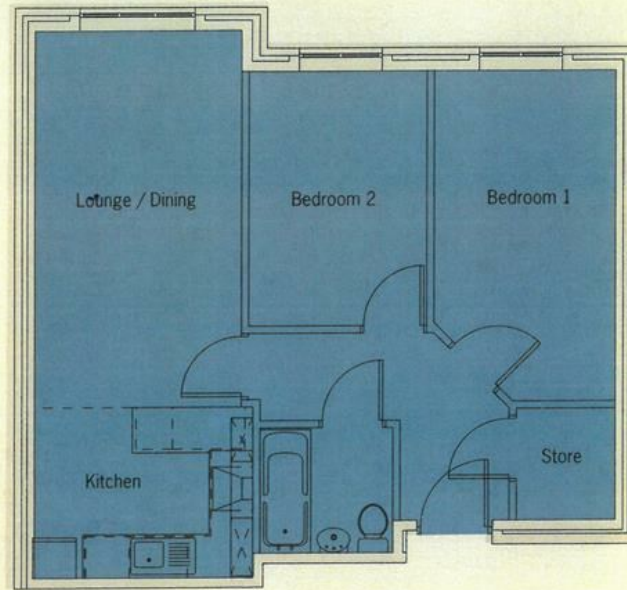
we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### **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. MA 5731/19.11.24



#### Apartment Type A

Lounge/Dining	-	5.17m x 2.87m (17' x 9'5")
Kitchen	-	2.35m x 3.03m (7'8" x 9'11")
Bedroom 1	-	4.54m x 2.46m (14'11" x 8'1")
Bedroom 2	-	3.50m x 2.45m (11'6" x 8')

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