

PINEWOOD



Cockle Close, Mansfield, Nottinghamshire NG18 4GA

 2  1  1  EPC B

Offers In The Region Of £110,000



A REAL FIND... A beautifully presented TWO-bedroom, ground floor apartment that is ready to move straight into, the current owner has maintained to a high standard, we think you will be pleasantly surprised. As you arrive, you will notice the development is set back from the road and has a lovely façade with allocated parking, the entrance hall is secure and maintained by a management company, this apartment benefits from a patio area to the rear looking onto a lawn.

Heading inside, there is a hallway with an entry phone, a lounge area with a door that leads out to the rear patio. Having a well-maintained galley style kitchen with white goods and integrated cooking appliances. Two bedrooms, one having some fitted storage and a modern fitted bathroom, with a bath tub and shower with a screen.

If location is your thing, then this could be the place for you, situated in a popular and sought after residential area, with easy access to the Town centre and commuter routes.

- **2 Bedroom Apartment**
- **Refurbished to a high standard**
- **One of only two with direct access to the rear garden**
- **Off Street Parking**
- **Tenure: Leasehold**
- **Ready to move straight into**
- **Ground floor**
- **Outside sitting area**
- **Alarm / Gas Central Heating**
- **Council Tax Band: A**

Entrance Hall

With some integrated storage, fitted carpet and entry phone.

Lounge

With neutral decor, fitted carpet, a central heating radiator and a door that leads out to the rear patio, there is access here to the kitchen.

Kitchen

A modern galley style kitchen with base and wall cabinets, roll edge counter top, some white goods and integrated cooking appliances.

Bedroom One

With uPVC window, fitted storage, central heating radiator and fitted carpet.

Bedroom Two

With uPVC window, central heating radiator and fitted carpet.

Bathroom

A part tiled bathroom with bath tub, electric shower over with screen, pedestal wash basin and low flush WC.

Disclaimer

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

Information

One of only 2 apartments with direct access to the rear lawn
Potential Investment opportunity
Professional decoration throughout

Gas Central Heating

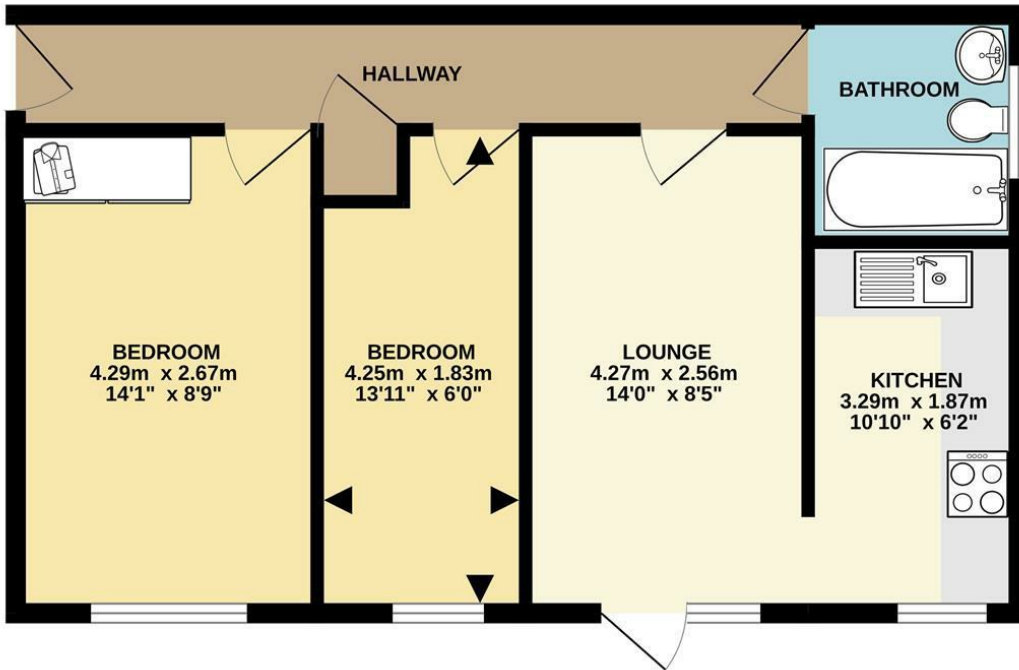
Ready to move straight into

White goods included

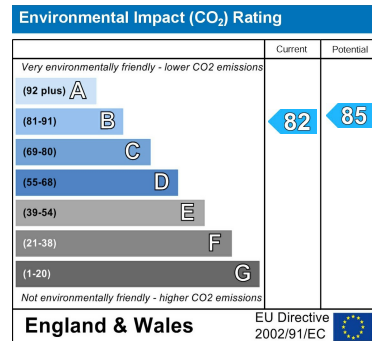
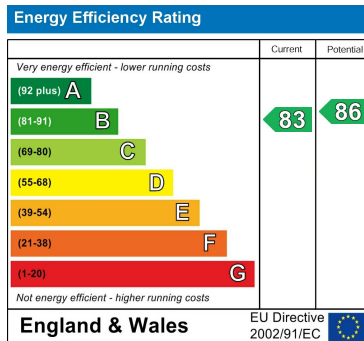
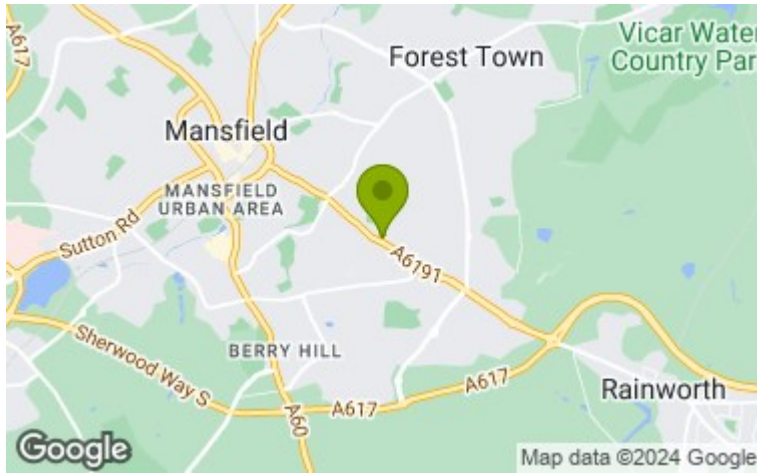
Allocated parking



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

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SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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