



Spindle Court
Mansfield





Property Description

Burchell Edwards are proud to present this NO ONWARD CHAIN ground floor flat located on Spindle Court, Mansfield.

Spindle Court is ideally situated due to it being close to a wide range of local amenities such as major supermarkets and Kings Mill Hospital, as well as its ease for access to both Mansfield and Sutton-In-Ashfield Town centres from either the road links or public transport routes.

At the front of the property is the communal car park where there is an allocated parking space for 31 Spindle court, as well as additional visitor parking.

Access to the property is through a front locked communal door which is opened by key or the residents through intercom buzzer.

Upon entry there is an entrance hallway with storage that leads to the lounge, bedroom one and the bathroom. Bedroom one is a good sized double with two separate integral storage cupboards.

The family bathroom has a bath with a shower fit above that runs from the mains, a ceramic toilet and sink then at the bottom of the hallway, access to the lounge.

The lounge opens to the kitchen which faces the front elevation of the block and has matching wall and base units with an integral oven, gas hob and cooker hood.

Please contact the team on 01623 627727.

Front Elevation

To the front of the property is a shared open driveway and turning point for access. The front communal door is locked and is accessed through telecoms to each flat.

Entrance Hall

Through the communal area and the front UPVC door accessing number 31, leads you to the hallway with vinyl flooring, a wall

mounted radiator and a storage cupboard.

Lounge

15' 5" x 13' 6" into recess (4.70m x 4.11m into recess)

The lounge has carpeted flooring fit with two DG UPVC windows to the side elevation, two wall mounted radiators and a feature fireplace with an electric fire within.

Kitchen

11' 8" x 12' 11" into recess (3.56m x 3.94m into recess)

The kitchen has matching wall and base units for storage, which incorporate a stainless steel sink and drainer, an integral electric oven with a gas hob and cooker hood above. The flooring is vinyl fit to finish and to the front elevation is a DG UPVC window.

Bedroom One

14' 10" into recess x 9' 2" into recess (4.52m into recess x 2.79m into recess)

Bedroom One is a generous double, fit with carpeted flooring, two separate integral storage cupboards, a DG UPVC window to the side and a wall mounted radiator.

Bathroom

The bathroom holds a three piece suite and is finished with a wall mounted radiator and vinyl flooring. There is a ceramic toilet and ceramic sink, a bath with a shower above and tiled splashbacks.







To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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