



**23 Curbar Close, Mansfield, Nottinghamshire,  
NG18 4XS**

**£119,950**

**Tel: 01623 626990**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers



- Modern Leasehold Apartment
- Two Bedrooms
- Telephone Intercom
- UPVC Double Glazed Windows
- Ideal for FTB's & Investors
- Top Floor (Second Floor)
- Lounge & Separate Kitchen
- Gas Central Heating
- One Allocated Parking Space
- Viewing Highly Recommended

A Leasehold, modern two bedroom second floor apartment located in a popular residential area within close proximity to local amenities. The property represents an ideal opportunity for first time buyers and investors to purchase a modern, low maintenance home.

The apartment is positioned on the top floor (second floor) and benefits from telephone intercom, gas central heating and UPVC double glazed windows. The layout of living accommodation comprises an entrance hall with two useful storage cupboards, kitchen, lounge, two bedrooms and a bathroom.

Externally, there are communal lawned gardens and one allocated parking space.

The property is Leasehold with a 150 year lease from 2007. The Ground Rent payable is £136 per annum. The apartment block is maintained by a management company: Premier Property Management & Maintenance Ltd (PPM Ltd) with a service charge of £87.71 per calendar month payable (circa £1,052.52 per annum).

### ENTRANCE HALL

15'0" x 4'3" (4.57m x 1.30m)

With radiator, telephone intercom and two built-in storage cupboards.

### LOUNGE

15'4" x 13'8" (4.67m x 4.17m)

With radiator and double glazed window to the front elevation.

### KITCHEN

8'6" x 8'4" (2.59m x 2.54m)

Having wall cupboards, base units and drawers with working surfaces above. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated single oven, four ring gas hob and extractor hood above. Cupboard housing the combi boiler. Integrated washing machine. Space for a fridge/freezer. Radiator and double glazed window to the rear elevation.

### BEDROOM 1

12'7" x 8'9" (3.84m x 2.67m)

With radiator and double glazed window to the rear elevation.

### BEDROOM 2

9'11" x 7'4" (3.02m x 2.24m)

With radiator and double glazed window to the rear elevation.

### BATHROOM

9'1" x 4'9" (2.77m x 1.45m)

Having a three piece white suite comprising a panelled bath with shower over. Pedestal wash hand basin with tiled splashbacks. Low flush WC. Tiled floor, radiator and obscure double glazed window to the rear elevation.

### OUTSIDE

One allocated parking space. Communal lawns.

### VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

### TENURE DETAILS

The property is Leasehold with vacant possession upon completion. The property is Leasehold with a 150 year lease from 2007. The Ground Rent payable is £136 per annum. The apartment block is maintained by a management company: Premier Property Management & Maintenance Ltd (PPM Ltd) with a service charge of £87.71 per calendar month payable (circa £1,052.52 per annum).

### SERVICES DETAILS

All mains services are connected.

### MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

### FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.





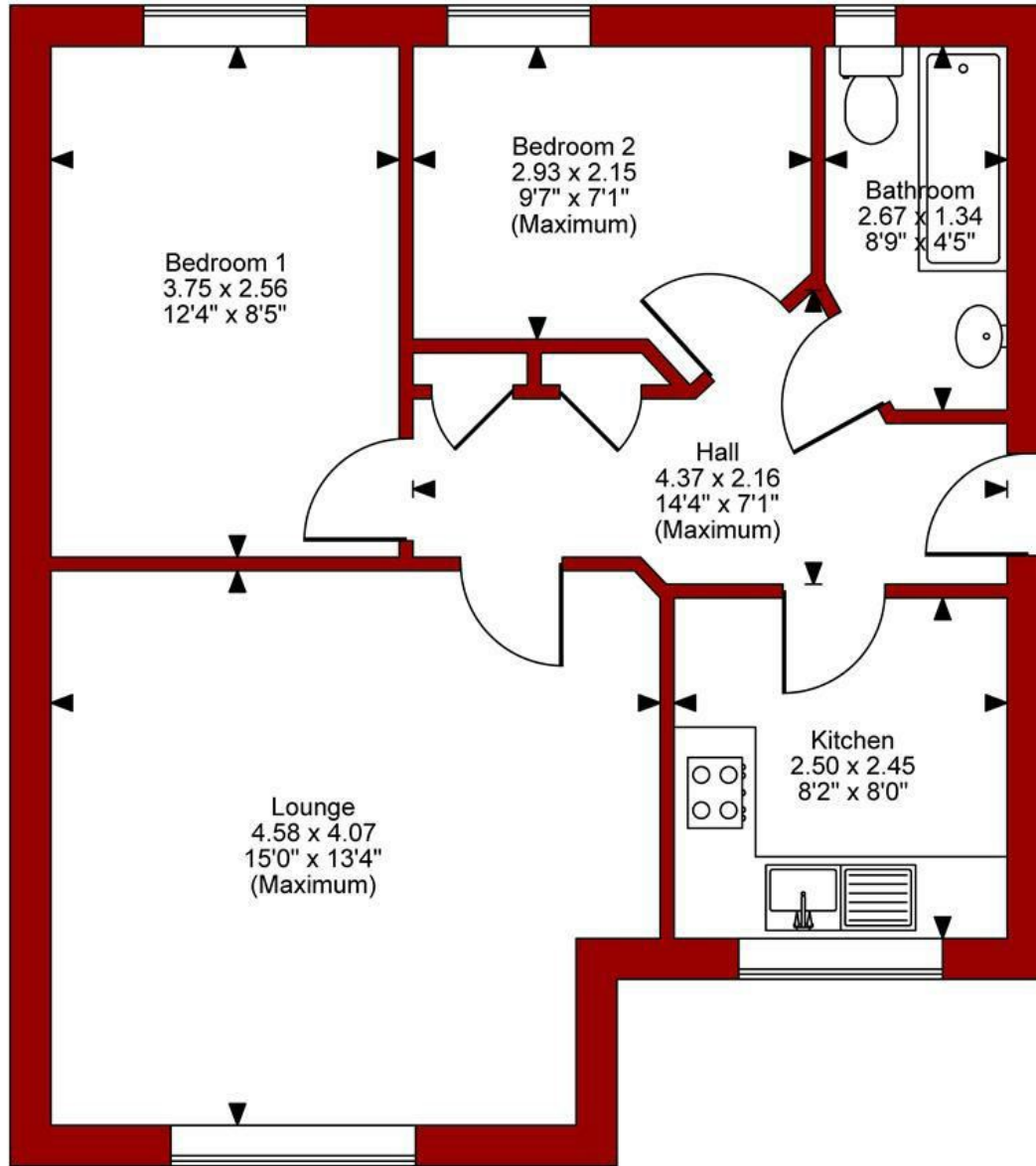








**Curbar Close, Mansfield**  
**Approximate Gross Internal Area**  
**51 Sq M/553 Sq Ft**



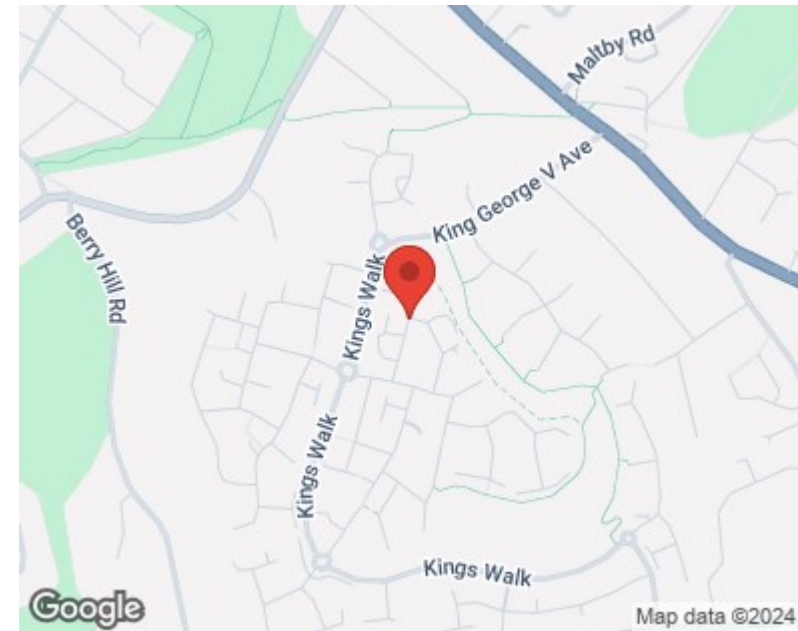
**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.



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		
	78	78
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		
EU Directive 2002/91/EC		



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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