



Guide Price £140,000 Leasehold

19 BERRY HILL LANE | | MANSFIELD | NG18 4FH

**BuckleyBrown**  
ESTATE AGENTS

\*\*\*GUIDE PRICE £140,000 - £150,000\*\*\*

**CONVENIENT LIVING!...** We are delighted to present this modern ground floor apartment, perfectly located in the highly desirable area of Berry Hill. With everything you need right on your doorstep—including Berry Hill Park, local cafés, shops, and excellent transport links—this property offers a lifestyle of ease and accessibility, making it an ideal choice for first-time buyers, downsizers, or investors.

Upon entry, you are welcomed into a bright and inviting hallway that sets the tone for the rest of the home. From here, you step into the heart of the apartment—an impressive open-plan kitchen, dining, and living space. This versatile layout is designed for modern living, with the kitchen providing sleek cabinetry and ample worktop space, ideal for cooking and entertaining. The adjoining dining and living area offers the perfect spot to enjoy meals, relax, or host guests, all in one flowing, sociable environment.

The apartment benefits from two well-proportioned bedrooms, both offering plenty of flexibility whether used as comfortable sleeping quarters, a guest room, or even a home office. A modern shower room completes the internal accommodation, fitted with a contemporary suite designed with both style and functionality in mind.

Externally, this property truly excels. It features an underfloor garage with a private parking space, ensuring secure and convenient off-road parking. In addition, residents have access to a communal garden, complete with a well-maintained lawn, mature shrubs, and trees—creating a peaceful outdoor retreat to enjoy without the upkeep.

Call today to arrange a viewing!!!





#### Entrance Hall

With carpeted flooring and surrounding doors providing access into;

#### Kitchen/Dining Room 15'5" x 14'6"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven and an electric hob with a hood over. With a window to the side elevation. This room offers an open plan design through to the dining room. The dining room offers ample space for your furnishings with carpeted flooring and a window to the side elevation.

#### Bedroom One 8'7" x 12'10"

With carpeted flooring, fitted wardrobe and a window to the side elevation.

#### Bedroom Two 7'8" x 12'10"

With carpeted flooring and a window to the side elevation.

#### Shower room 6'3" x 6'10"

Complete with a three piece suite including a shower, low flush WC and a hand wash basin.

#### Outside

The property includes an underfloor garage with a private parking space, as well as access to a communal garden with a lawn, shrubs, and trees.





Ground Floor  
62sqm/665.55sq.ft  
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 81      | 82        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

APARTMENT  
19 BERRY HILL LANE  
MANSFIELD  
NG18 4FH



## BuckleyBrown Estate Agents

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