





Apt 14, St. Crispins Court Stockwell Gate, Mansfield

£52,000 Leasehold

ONE BEDROOM SECOND FLOOR APARTMENT • IDEAL INVESTMENT OPPORTUNITY • ALLOCATED PARKING FOR ONE VEHICLE • IMMACULATELY PRESENTED, EPC RATING: B • CLOSE TO LOCAL AMENITIES, EARLY VIEWING HIGHLY RECOMMENDED

41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
email:enquiries@johnsankey.com

John Sankey 50 YEARS











Entrance
Accessed via the communal landing, the entrance hall provides a welcoming introduction to the apartment with internal doors leading to all of the accommodation, creating a practical and well-planned layout.

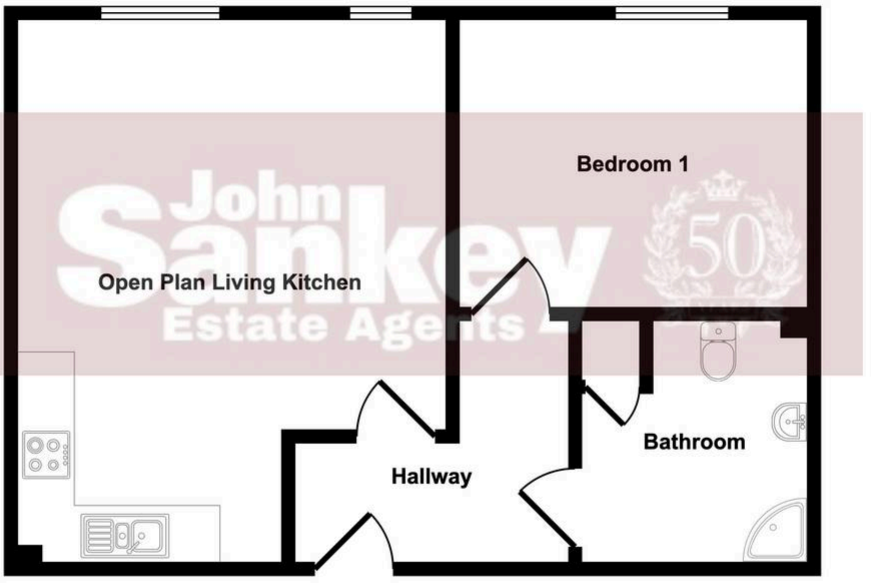
Open Plan Living/Kitchen Area
19' 0" x 14' 4" (5.79m x 4.37m)
A bright and spacious open plan living area, ideal for both relaxing and entertaining. Double glazed windows allows plenty of natural light to flood the room, while an electric heater, TV point and ample power points add to the practicality of the space. The kitchen is fitted with a range of wall and base units complemented by work surfaces incorporating a sink and drainer unit with mixer tap, a four-ring electric hob with extractor above and an oven beneath. There is also space and plumbing for a washing machine, space for a fridge/freezer and spotlights to the kitchen area, creating a modern and functional environment.

Bedroom
11' 11" x 10' 4" (3.63m x 3.15m)
A well-proportioned double bedroom benefiting from a double glazed window providing plenty of natural light. The room also features an electric heater, TV point and power points, offering a comfortable and versatile space.

Bathroom
The bathroom comprises a three-piece suite including a low flush WC, pedestal wash hand basin with mixer tap and a shower cubicle with a mains-fed shower. A useful storage cupboard houses the hot water tank, completing this practical space.

Outside
The apartment benefits from one allocated parking space, providing convenient off-road parking for residents.

Additional Information
Tenure: Leasehold Council Tax Band: A Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker. We have been told by our clients that, Premier Property management are the management company for the development, Service charge is £1010 + £92 for car park every 6 months (£2,204) a year. Billed in January & July. Ground rent is £401.58 June 1st to May 31st every year. Lease 99 years from 1st June 2012. Please note, all costs are subject to change. Please also note that there are ongoing external improvement cladding remediation all of which is already funded and due to complete later this year.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These brochures are produced as a guide only. The floor plan and measurements are not to be used for
furnishing or any other purposes and are approximate.

INVESTMENT OPPORTUNITY – TENANT IN SITU. Offered to the market exclusively for investors, An immaculately kept one bedroom second floor apartment offers an excellent opportunity to acquire a property with an established tenant already in place, subject to the existing tenants agreement.

This wonderful apartment features an open plan living kitchen space, along with an area to dine, creating a sociable area ideal for entertaining. There's one double bedroom and a modern bathroom suite, all of which is maintained to a very high standard making it a attractive addition to any investment portfolio.

Externally, the property benefits from an **allocated parking space for one vehicle**, while its convenient location provides easy access to **Mansfield Town Centre**, a wide range of local amenities, public transport links and excellent road connections, including the **A38**, making it a popular choice for tenants.

With a tenant already in occupation, allocated parking and a convenient location, this is a ready-made investment opportunity for landlords looking to expand their portfolio. **Early viewing is highly recommended.**

41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
email:enquiries@johnsankey.com