



**The Granary Sandy Lane  
Mansfield, Nottinghamshire NG18 2LU**

**£69,950**

- A ONE BEDROOMED, SECOND FLOOR FLAT IN PURPOSE-BUILT DEVELOPMENT
- SPACIOUS LIVING ROOM AND FITTED BREAKFAST KITCHEN WITH MODERN UNITS
- INCLUDES ELECTRIC HEATING - STORAGE, SLIMLINE HEATERS, AND FAN HEATER
- CONVENIENT LOCATION, WITH ACCESS TO LOCAL AMENITIES AND TOWN CENTRE
- WELL PRESENTED, WITH FLOOR COVERINGS THROUGHOUT AND FRESHLY PAINTED
- LARGE DOUBLE BEDROOM AND MODERN BATHROOM WITH 3-PIECE WHITE SUITE
- COMMUNAL GARDENS AROUND THE DEVELOPMENT AND AMPLE CAR STANDING
- POTENTIAL RENTAL INCOME IN THE REGION OF £650 PCM (11.2% GROSS RETURN)

### VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

### DIRECTIONS:

Proceed onto St. Peter's Way and then onto Bath Lane. Turn right onto Sandy Lane and The Granary is on the right-hand side.

Ground floor communal stairs leading to the second-floor external landing.

### ACCOMMODATION COMPRISES:

#### ENTRANCE HALL

Loft access. Carpeted.

#### LOUNGE

**16'5 x 11'7 (5.00m x 3.53m)**

A spacious living room, enjoying a double UPVC aspect to the front elevation. Storage heater. Carpeted.



#### BREAKFAST KITCHEN

**13'1 x 8'7 (3.99m x 2.62m)**

Having modern base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Fitted coker hood, UPVC double glazed aspect and slimline electric heater. Vinyl flooring.



#### BEDROOM ONE

**13'6 x 12'9 (4.11m x 3.89m)**

UPVC double aspect to the front elevation, built in cupboard, electric storage heater and carpeted.



#### BATHROOM

Modern three-piece white suite, comprising panelled bath with mixer shower to the taps, wash hand basin and WC. Extractor fan, electric fan heater, vinyl flooring and UPVC obscure glaze.

#### OUTSIDE

There are communal grounds around the development. There is ample parking provided to the rear.

The property is in council tax band A (Mansfield District Council).

The property is leasehold, for a period of 125 years from 1 January 2004. The current service charge payable is £720.00 per annum (1 October – 30 September).

#### FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written

quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### **MONEY LAUNDERING**

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### **AS WITH ALL OUR PROPERTIES**

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5888/07.05.2026

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>		72	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

