



£170,000 Leasehold

HERITAGE HOUSE WOODLAND PARK VIEW | | MANSFIELD | NG18 5FD

BuckleyBrown
ESTATE AGENTS

GROUND FLOOR LIVING AT IT'S FINEST!...This modern two bedroomed ground floor apartment, positioned on the edge of Mansfield Town Centre, truly oozes a touch of class and represents contemporary living at its very best. Boasting stunning fixtures and fittings that simply cannot disappoint in our opinion, the property offers stylish, comfortable accommodation that will appeal to a wide range of buyers.

Finished throughout with neutral décor, the apartment provides a blank canvas for any purchaser to walk straight in and make it their own, or simply begin enjoying the space from day one. The accommodation comprises two well-proportioned bedrooms, with the master bedroom enjoying the luxury of its own en-suite facility, which we have to say is simply delightful. In addition, there is a lovely main bathroom fitted with a modern three-piece suite.

Without doubt, the show-stopper of the property is the impressive open plan kitchen/diner/living space, which forms the true hub of the apartment and is absolutely perfect for entertaining. The kitchen itself is fitted with a range of attractive units that should appeal to most buyers, combining practicality with style.

The apartment feels bright, airy and welcoming throughout, creating a superb living environment that would make an ideal purchase for first-time buyers or anyone seeking modern, low-maintenance living close to local amenities.

The outside benefits from a gated entrance, which provides access to the parking area, where there is an allocated parking space.

The last few properties we have marketed within this development have sold very quickly, and we fully expect this impressive apartment to be no exception. Early viewing is highly recommended to avoid disappointment.





Hall

With spotlights, central heating radiator and doors lead into;

Living Room/Dining Room/Kitchen 15'10" x 31'2"

Step into this stunning open-plan home featuring a beautifully designed kitchen with matching cabinets and ample worktop space. The kitchen is equipped with integrated appliances, including an oven, and an inset sink, with a window to the side elevation allowing natural light to fill the space.

The dining area is spacious and bright, featuring beautiful floor-to-ceiling windows that create a seamless connection to the outdoors. The living room offers plenty of room for your

desired furniture arrangement, providing a light and airy atmosphere.

Finished with gorgeous laminate flooring throughout, this home is bright, impressive, and perfect for modern living, offering both style and functionality in every corner.

Bedroom One 9'8" x 19'1"

A spacious and bright bedroom featuring gorgeous laminate flooring throughout. This impressive room offers direct access to its own private en suite and benefits from patio doors to the rear, filling the space with natural light and providing seamless access to the outdoor area.

En Suite 9'8" x 6'0"

Three piece suite with shower, low flush WC and hand wash basin.



Bedroom Two 11'10" x 10'2"

A generous bedroom featuring beautiful laminate flooring and a central heating radiator. Patio doors to the side elevation allow natural light to fill the room and provide easy access to the outdoors, creating a bright and welcoming space.

Bathroom 7'0" x 6'5"

A beautifully presented bathroom, fitted with an attractive suite in white, comprising; panelled bath with shower over, wall mounted wash hand basin and a low level WC. Tiling to both the floor and walls.

Outside

The outside benefits from a gated shared entrance to the parking area, where the flat comes with an allocated parking space.



Apartment 24
85sq.m/918.16sq.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. Specially 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			
(55-68) D		71	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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