



## Apartment 73, St. Crispins Court Stockwell Gate, Mansfield, Nottinghamshire NG18 5GL

- A TWO BEDROOMED, MID FLOOR APARTMENT, WITH NO UPWARD CHAIN
- WE ARE SEEKING CASH BUYERS ONLY – PLEASE SEE COMMENT AT THE END\*.
- THE KITCHEN HAS WALL AND BASE UNITS AND BUILT IN OVEN AND HOB (NOT TESTED).
- PARKING IS AVAILABLE WITHIN THE CENTRE OF THE DEVELOPMENT.
- EXCELLENT TRANSPORT LINKS, INCLUDING M1, A38 AND ROBIN HOOD TRAIN LINE.
- INCLUDES ELECTRIC HEATING AND SEALED UNIT DOUBLE GLAZING.
- OPEN PLAN ACCOMMODATION OFFERING LOUNGE AND FITTED KITCHEN.
- THERE ARE TWO DOUBLE BEDROOMS AND BATHROOM WITH THREE-PIECE WHITE SUITE.
- LOCATED ON THE VERY EDGE OF MANSFIELD TOWN CENTRE, CLOSE TO AMENITIES.
- POTENTIAL RENTAL INCOME IN THE REGION OF £650-£700PCM (12%-13% GROSS RETURN).

**£50,000**

## 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

From the bottom of Stockwell Gate, in the centre of Mansfield, the building can be seen on the left-hand side. The main entrance to the development is off Dallas Street. If you enter through the main gates, the door providing access to numbers 65-79 is immediately facing you.

## ACCOMODATION COMPRISSES

Communal entrance area, with stairs and lifts (working at the time of our inspection) providing access to the floors above.

## OPEN PLAN LIVING

### LOUNGE

**15'7 x 14'2 (4.75m x 4.32m)**

Electric heater (not tested) and timber framed double glazed window.

### KITCHEN

**9'4 x 7'8 (2.84m x 2.34m)**

Having base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Built in electric oven, hob and cooker hood (none of them tested).

### BEDROOM ONE

**13'0 x 9'8 (3.96m x 2.95m)**

Electric heater (not tested). Timber framed double glazed window.

### BEDROOM TWO

**11'6 x 9'7 (3.51m x 2.92m)**

Timber framed double glazed window. Electric heater (not tested).

### BATHROOM

Three-piece white suite comprising panelled bath with tiled surrounds, wash hand basin and WC. Chrome electric radiator (not tested) and airing cupboard with hot water tank.

## OUTSIDE

Within the centre of the development is the car park and bin store.

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

The property is leasehold.

Leasehold Information - lease for 99 years, from 2014

Service charge: £1535.88 for the current year

Ground rent: TBC



We are seeking cash buyers only, as the property has been previously identified as having used flammable cladding in its construction. Works to remove this have been initiated under the Building Safety Fund (BSF), although these were interrupted when the lead contractor entered administration. Discussions now continue between the new contractor, the freeholder and Homes England to establish who is responsible for completing the work and whether it qualifies for funding under the BSF. The vast majority of the cladding has now been removed.

#### **NB**

Pets are allowed with consent from the landlord

#### **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.

MA5723/16.10.2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

