



Offers Over £85,000 Leasehold

2 GOLDSMITH HOUSE CHAUCER STREET | | MANSFIELD | NG18 5PB

**BuckleyBrown**  
ESTATE AGENTS

**CONVENIENCE ON YOUR DOORSTEP.** Located within the town of Mansfield, this delightful ground floor apartment offers a perfect blend of comfort and convenience. The location is ideal for those seeking a vibrant community atmosphere, with local amenities, parks, and transport links all within easy reach. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to create a home tailored to your tastes.

As you step inside, you are greeted by a spacious reception room that seamlessly integrates with the kitchen area. This open-plan design provides a welcoming space for relaxation and entertaining, allowing natural light to flood the room. Further complemented by french doors opening to the front. The kitchen is well-equipped and offers ample storage, making it a practical area for culinary adventures.

The apartment features two generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. These rooms are versatile and can easily be adapted to suit your needs, both benefiting from built in wardrobes. The bathroom is conveniently located and is fitted with a three piece suite ensuing functionality for your daily routines.

Outside, the property benefits from a pleasant communal area, providing a lovely space to enjoy the fresh air. This outdoor setting is perfect for unwinding after a long day or enjoying a morning coffee. With the potential to personalise this flat to your liking, it truly is a wonderful opportunity to create a home that reflects your style and preferences.

Call now to arrange your viewing.





#### Hall

With a fitted storage cupboard and leading access into;

#### Kitchen 9'8" x 7'6"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances, decorative splashback tiles and a breakfast bar.

Window to the side elevation.

#### Living Room 9'3" x 16'10"

Expansive carpeted reception area with a central heating radiator, ample room for your desired furnishings, french doors opening to the front elevation.

#### Bedroom One 8'0" x 14'10"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.



#### Bedroom Two 8'0" x 11'5"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

#### Bathroom 5'10" x 5'6"

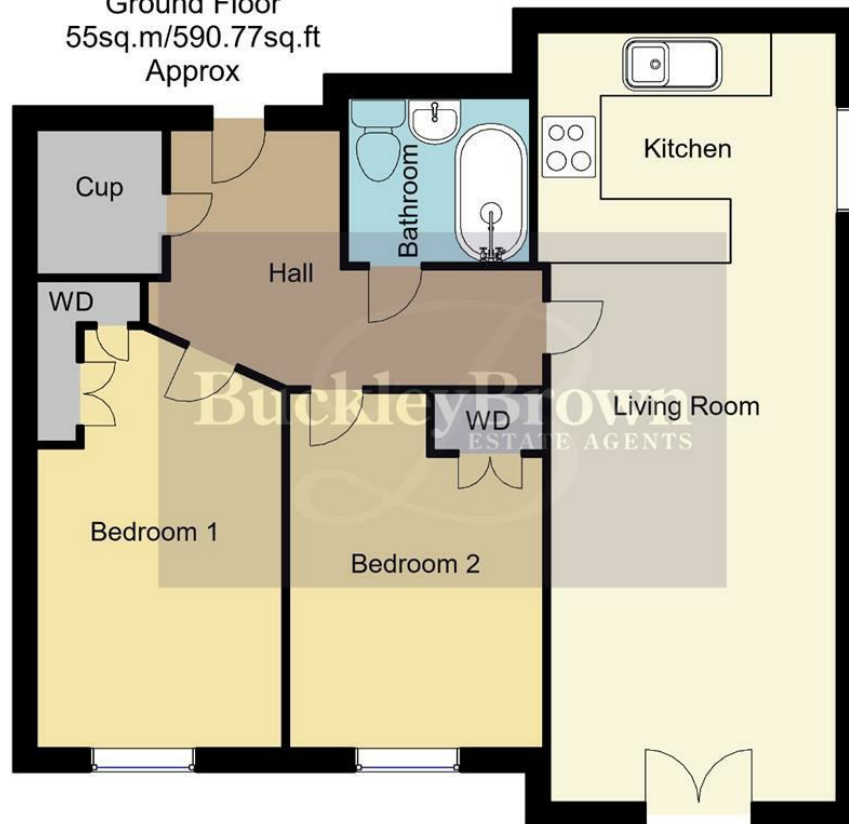
Neutral three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower.

#### Outside

Space for parking along with access to a communal garden.



Ground Floor  
55sq.m/590.77sq.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) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 79                      | 79        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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