



30A Birding Street, Mansfield,  
Nottinghamshire, NG19 7DT

No Chain £62,500  
Tel: 01623 626990

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers

- Leasehold First Floor Flat
- One Bedroom
- UPVC Double Glazing
- Currently Tenanted (£525 p/cm)
- On Street Parking
- Refurbishment Required
- Lounge & Separate Kitchen
- Gas Central Heating
- Ideal for FTB's or Investors
- Walking Distance to Town Centre

A leasehold, first floor, one bedroom flat in need of refurbishment and modernisation throughout within walking distance to the town centre and amenities.

The property is currently tenanted for £525 p/cm and is available to purchase with the tenants in situ or with vacant possession. The property is leasehold with a 99 year lease from 1991 (65 years remaining). Annual ground rent approximately £10. The property has its own private entrance leading to a lobby with staircase leading up to a hallway, lounge, bedroom, kitchen lobby and bathroom. There is gas central heating and UPVC double glazing.

The property is available with no upward chain and is ideally suited to first time buyers and investors.

## OUTSIDE

Enclosed hardstanding area with steps leading up to the entrance door.

A UPVC SIDE ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE LOBBY

With stairs to the first floor.

## HALLWAY

14'7" x 2'6" (4.45m x 0.76m)

With radiator and loft hatch.

## LOUNGE

14'1" x 11'4" (4.29m x 3.45m)

With two radiators and double glazed windows to the front and side elevations.

## KITCHEN

10'1" x 8'0" (3.07m x 2.44m)

Having wall cupboards, base units and drawers with work surfaces above. Inset stainless steel sink with drainer and mixer tap. Integrated electric oven and four ring gas hob. Plumbing for a washing machine and space for a fridge. Double glazed window to the front elevation.

## BEDROOM

11'6" x 11'2" (3.51m x 3.40m)

With radiator, laminate floor, built-in storage cupboard housing the combi boiler and double glazed window to the rear elevation.

## LOBBY

2'9" x 2'8" (0.84m x 0.81m)

## BATHROOM

8'0" x 3'10" (2.44m x 1.17m)

Having a panelled bath with mixer tap. Pedestal wash hand basin. Low flush WC. Radiator, part tiled walls and obscure double glazed window to the side elevation.

## VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

## TENURE DETAILS

The property is leasehold with vacant possession upon completion. 99 year lease from 1991 (65 years remaining). Ground rent £10 per annum.

## SERVICES DETAILS

All mains services are connected.

## MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

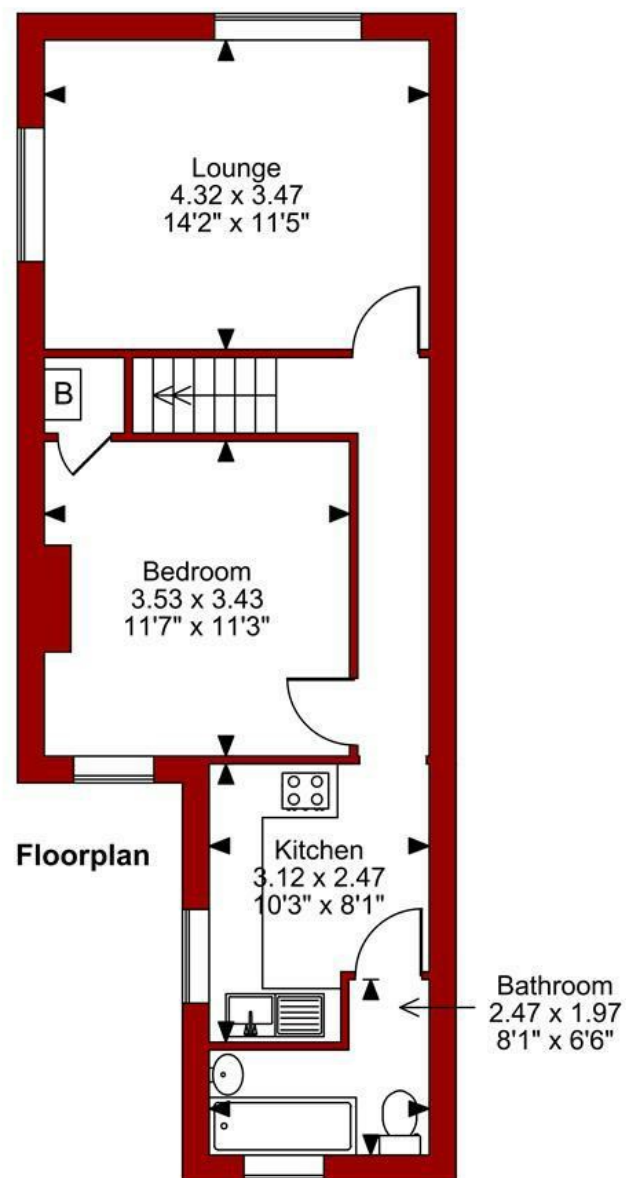
## FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.



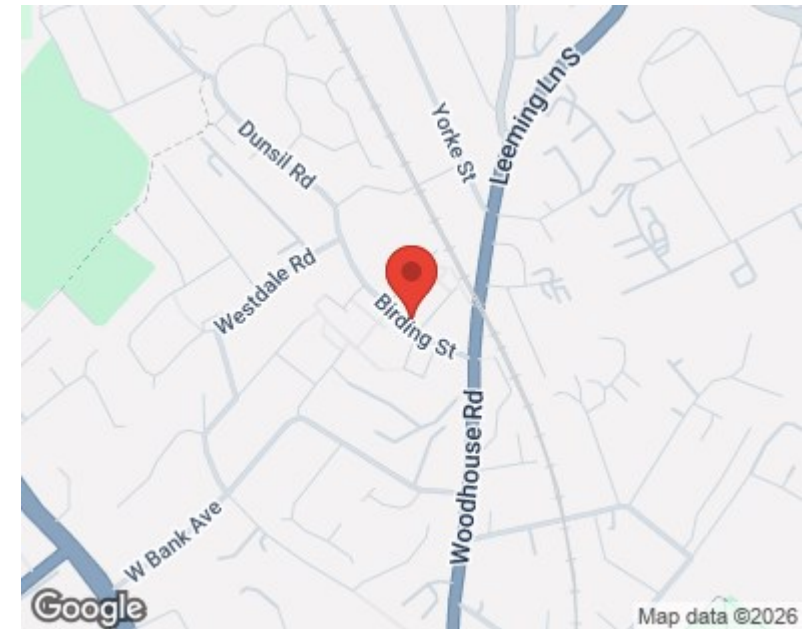
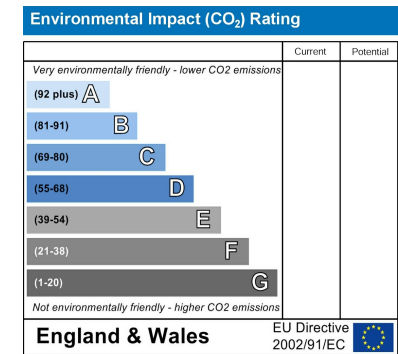
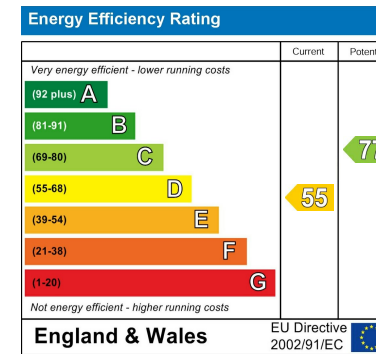


**Birding Street, Mansfield**  
**Approximate Gross Internal Area**  
**46 SQ M/493 SQ FT**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



**RICS**



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
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