



Heritage House Woodland Park View  
Mansfield

# Heritage House Woodland Park View Mansfield NG18 5FD

for sale offers over  
**£160,000**



## Property Description

**NO ONWARD CHAIN** - A fantastic opportunity to purchase this well-presented two-bedroom first-floor apartment, ideally situated within the sought-after Woodland Park View development in Mansfield. Offering modern and low-maintenance living throughout, the accommodation comprises an entrance hallway, spacious open-plan living and dining area, fitted kitchen, two bedrooms and a contemporary bathroom.

The apartment benefits from two allocated parking spaces within the residents' car park, secure communal access and well-maintained communal areas. The development enjoys a convenient location with excellent access to Mansfield town centre, local amenities, transport links and nearby green spaces.

Whether you are a first-time buyer, downsizer or investor, this attractive apartment offers a great combination of comfort, convenience and modern living. Early viewing is highly recommended to fully appreciate the accommodation on offer.

## Entrance Hall

A welcoming entrance hall finished with contemporary flooring and neutral décor, creating a bright and stylish first impression. Offering access to both bedrooms, the bathroom and the open-plan lounge/kitchen/diner, the hall also benefits from a useful storage cupboard and radiator.

## Lounge/Kitchen/Diner

A stunning open-plan living space, beautifully presented throughout and flooded with natural light from multiple windows. The lounge area provides ample space for comfortable seating and entertaining, while the contemporary kitchen is fitted with a stylish range of high-gloss wall and base units complemented by contrasting work surfaces and under-unit lighting. Integrated appliances include a double oven, induction hob with extractor over, and sink unit, with a breakfast bar creating a practical dining area. Finished with modern flooring, recessed spotlights and neutral décor, this impressive room offers the perfect blend of style and functionality for modern living.



## Bedroom One

Spacious double bedroom featuring fitted mirrored wardrobes, modern flooring and French doors allowing plenty of natural light leading to a balcony. Benefiting from ample space for bedroom furniture.

## Bedroom Two

A versatile second bedroom currently utilised as a dressing room, offering access to en-suite, generous proportions and French doors. Finished with modern flooring and ample space for a double bed and bedroom furniture.

## En-Suite

Modern en-suite fitted with a three-piece suite comprising a shower enclosure, wash hand basin and WC. Finished with contemporary tiling and a heated towel radiator.

## Bathroom

Fitted with a modern three-piece suite comprising a panelled bath with shower over, wash hand basin and WC. Finished with contemporary tiling and a heated towel radiator.

## Externals

The property forms part of a modern and well-maintained apartment development with secure communal access and attractive brick and rendered elevations. Residents benefit from an allocated parking space within the private car park, along with visitor parking and well-kept communal surroundings. Conveniently positioned for local amenities and transport links, the development offers a practical and low-maintenance lifestyle.

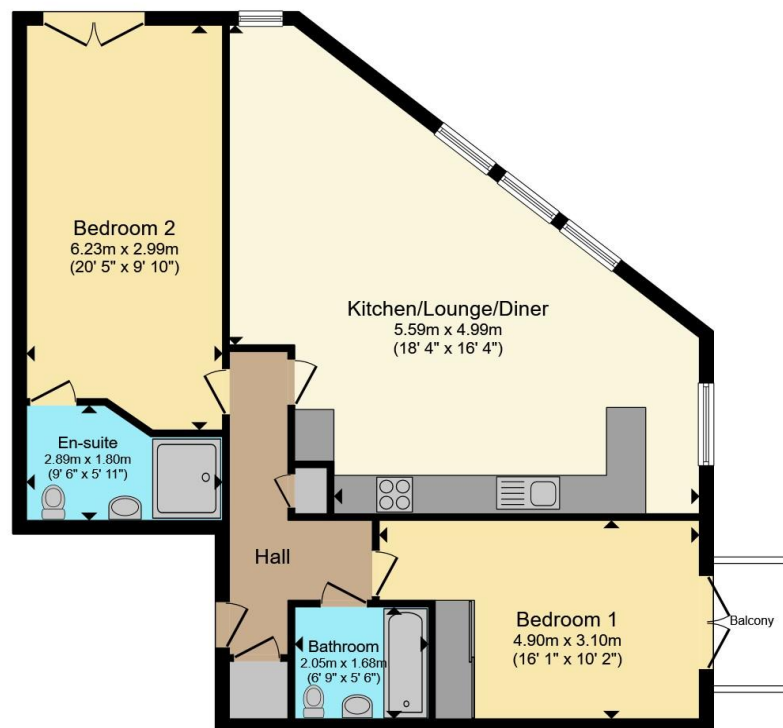
## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 86.7 m<sup>2</sup> (933 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 01623 627727**  
**E [Mansfield@burchelledwards.co.uk](mailto:Mansfield@burchelledwards.co.uk)**

12 Albert Street  
 MANSFIELD NG18 1EB

EPC Rating: C

Council Tax  
 Band: A

Service Charge:  
 1350.90

Ground Rent:  
 100.00

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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