



**Mustard Mills Luxury Apartments Valley Lane, Mansfield NG18  
2HT**



welcome to

## Mustard Mills Luxury Apartments Valley Lane, Mansfield

MUSTARD MILLS - LUXURY APARTMENT - Executive apartment with balcony, lift & parking. High Specification - Flooring Included.

Marketing Suite & Show Homes open Friday, Saturday & Sunday 10am - 4pm. A must see development to appreciate the location & available properties.



## **Entrance Lobby**

Large Lobby area accessed through a coded door with Post Boxes, door access to Bin Stores, Lift & Staircases to all floors.  
Sensor Lighting

## **Hallway**

Front door entrance with spacious entrance hallway Storage Cupboard & doors leading off to all Bedrooms, Bathroom & the Open Plan Kitchen, Dining, Living Area

## **Open Plan Kitchen Diner Lounge**

21' Max x 17' 1" Max ( 6.40m Max x 5.21m Max )  
Fully fitted modern kitchen with integrated appliances including oven with hob and extractor, microwave, fridge, freezer, dishwasher and washer dryer.  
Worktops with under mounted stainless steel sink.  
Dining & Living Areas  
Bifold doors to the Balcony with Lighting

## **Bedroom One**

11' x 10' ( 3.35m x 3.05m )  
Spacious Master Bedroom with window to the front aspect

## **Bedroom Two**

10' x 12' ( 3.05m x 3.66m )  
Spacious bedroom with window to the front aspect

## **Shower Room**

7' x 7' ( 2.13m x 2.13m )  
Modern shower room with porcelain floor and wall tiles.  
Double Shower, Fitted Vanity Unit with storage & basin, WC, Heated towel rail and mirror with lighting to the shower room.

## **Exterior**

Balcony  
Parking with EV Car Charging Point  
Bin Store  
Visitor Parking  
A fully gated development with lighting and private intercom access.

## **Agents Notes**

Please note some images have been digitally dressed for demonstration purposes only. These are a guide only and should not be relied upon, for more details please speak to one of our sales advisors



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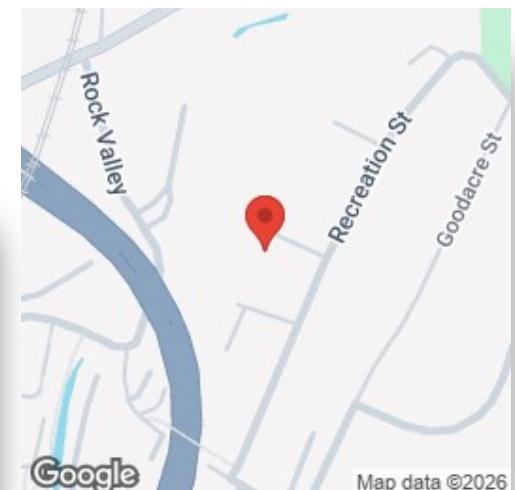
## Mustard Mills Luxury Apartments Valley Lane, Mansfield

- PLOT 21 - MUSTARD MILLS - THE VALLEY
- LARGE 2 BED APARTMENT WITH LIFT ACCESS, BALCONY, COVERED PARKING & EV CHARGER
- SET WITHIN A GATED DEVELOPMENT CLOSE TO SHOPS & AMENITIES
- OPEN PLAN KITCHEN, DINING, LIVING WITH BIFOLD DOORS TO THE BALCONY
- KITCHEN COMPLETE WITH OVEN, MICROWAVE, HOB, FRIDGE, FREEZER, DISHWASHER & WASHER DRYER

Tenure: Leasehold EPC Rating: Exempt. Service Charge: Ask Agent

Ground Rent: Ask Agent

**£210,000**



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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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
NWK106353 - 0002

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