



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

welcome to

Mustard Mills Luxury Apartments Valley Lane, Mansfield

****OPEN DAY - Saturday 28th February****

MUSTARD MILLS - LUXURY APARTMENT - An executive apartment with balcony, lift & parking. 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

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

Spacious Master Bedroom with window to the front aspect

Bedroom Two

Spacious bedroom with window to the front aspect

Shower Room

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 Note

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

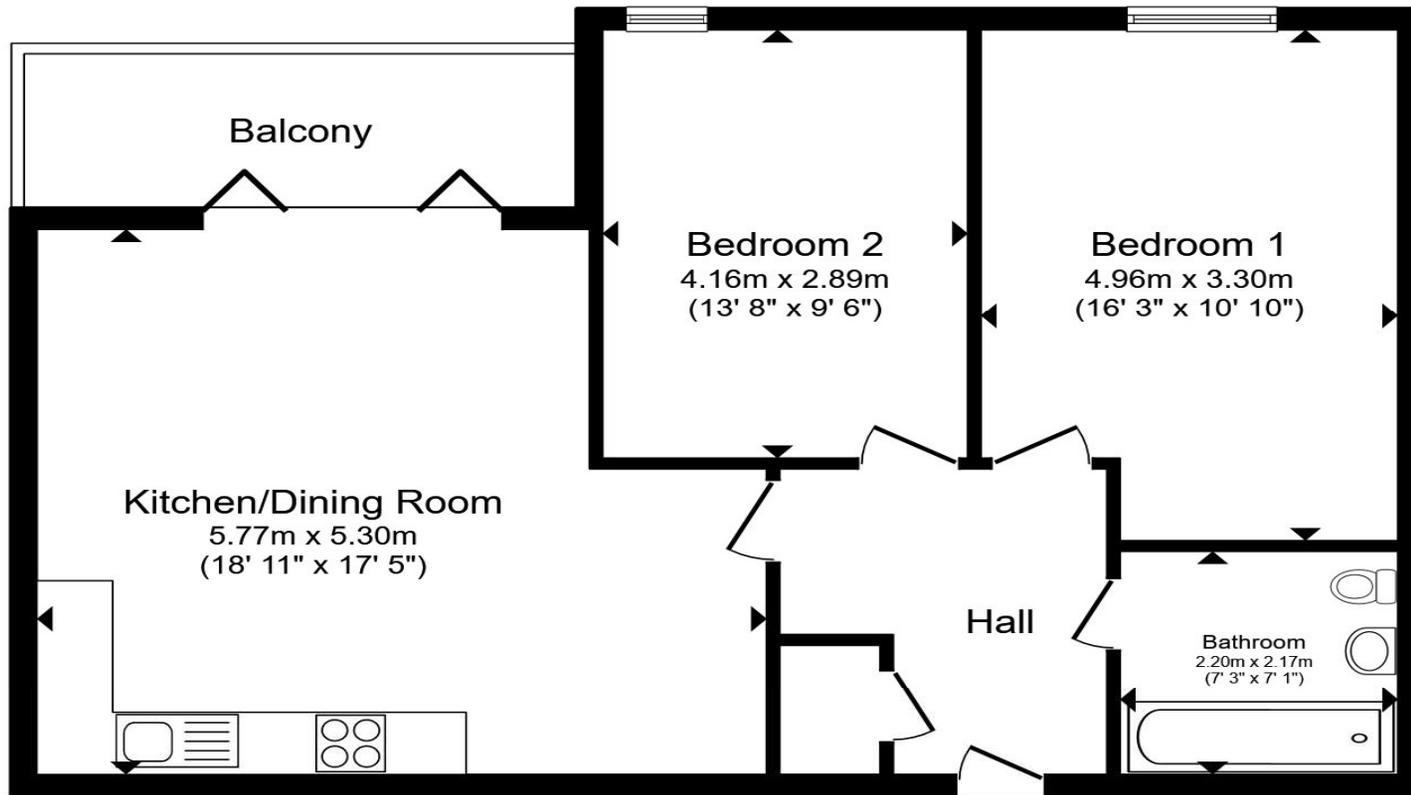
Disclaimer

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Floor Plan

Total floor area 69.2 m² (745 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

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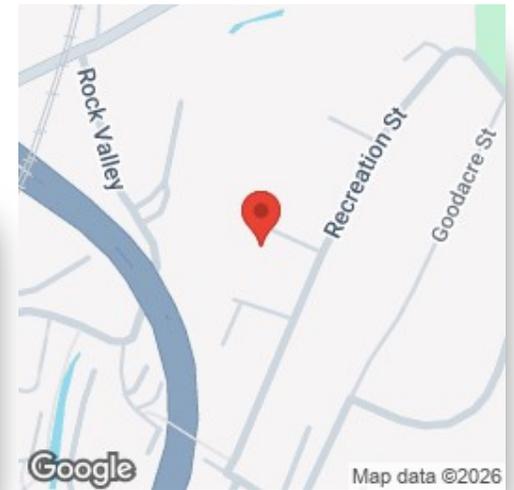
- LARGE TWO DOUBLE BEDROOM APARTMENT
- GATED DEVELOPMENT
- OPEN PLAN KITCHEN DINING LIVING ROOM
- KITCHEN WITH FITTED APPLIANCES
- LIFT ACCESS & COVERED PARKING

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

£195,000



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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.



Property Ref:
NWK106463 - 0002

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.

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Please note the marker reflects the
postcode not the actual property