



**39 Kings Stand, Mansfield, Nottinghamshire,  
NG18 4AY**

**£139,950**

**Tel: 01623 626990**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Top Floor Apartment
- Fitted Wardrobes to Bedroom 1
- Spacious Lounge with Wonderful Views
- Wonderful Open Front Views
- Low Maintenance Living
- Two Double Bedrooms
- Walk-in Wardrobe Area to Bedroom 2
- Separate Kitchen/Diner
- Ideal for FTB's & Investors
- One Allocated Parking Space

A modern, bay fronted, two double bedroom second floor (top floor) apartment with wonderful far reaching open front views and a good sized layout of living accommodation extending to 791 sq ft.

The property was built in 2002 and benefits from gas central heating, UPVC double glazing and a telephone intercom system. The property presents an ideal opportunity for first time buyers, professionals and buy-to-let investors looking for low maintenance living.

The accommodation comprises an initial communal entrance hall at ground floor level leading to the main communal hallway with stairs leading up to the second floor (top floor). The apartment's accommodation comprises an entrance hall with storage cupboard, modern bathroom with a bath and separate shower, spacious lounge with large bay window enjoying far reaching open views, kitchen/diner and two double bedrooms, bedroom one with fitted wardrobes and bedroom two with a walk-in wardrobe area.

The property is leasehold. 150 year lease from 1/1/2002. Ground rent £100 per annum. Service charge payable to Premier Property Management Ltd £1,291.92 for the year 1/1/26 - 31/12/26.

## OUTSIDE

Externally, there are communal lawns to the front and rear and one allocated parking space.

A COMMUNAL ENTRANCE DOOR TO THE REAR OF THE BUILDING LEADS TO THE COMMUNAL HALLWAY WITH STAIRS LEADING UP TO THE SECOND FLOOR WHERE THE APARTMENT'S ENTRANCE DOOR OPENS TO:

## ENTRANCE HALL

18'0" x 3'6" (5.49m x 1.07m)

With radiator, built-in storage cupboard, loft hatch, telephone intercom system and laminate flooring.

## LOUNGE

16'1" x 14'8" into bay (4.90m x 4.47m into bay)

A spacious bay fronted lounge with two radiators and a double glazed bay window with Juliet balcony French doors to the front elevation affording wonderful far reaching open views.

## KITCHEN/DINER

11'10" x 9'2" (3.61m x 2.79m)

Having modern cabinets comprising wall cupboards, base units and drawers with working surfaces over. Cupboard housing the gas central heating boiler. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated appliances include an induction hob, single electric oven and concealed extractor hood over. Space for a tumble dryer and plumbing and space for a washing machine. Radiator and a double glazed window to the front elevation, again enjoying those elevated, far reaching views.

## BEDROOM 1

12'8" x 10'2" (3.66m x 3.10m)

The first of two double bedrooms having a large built in wardrobe with hanging rails and shelving. Radiator and double glazed window to the rear elevation.

## BEDROOM 2

13'4" x 9'3" (4.06m x 2.82m)

A second double bedroom having a walk-in wardrobe area, radiator and a double glazed window to the rear elevation.

## BATHROOM

10'8" max into shower x 8'0" (3.25m max into shower x 2.44m)

Having a four piece white suite with chrome fittings comprising a panelled bath. Separate tiled shower enclosure. Pedestal wash hand basin. Low flush WC. Radiator, ceiling spotlights, part tiled walls, extractor fan and obscure double glazed window to the rear 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. 150 year lease from 1/1/2002. Ground rent £100 per annum. Service charge payable to Premier Property Management Ltd £1,291.92 for the year 1/1/26 - 31/12/26.

## 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.



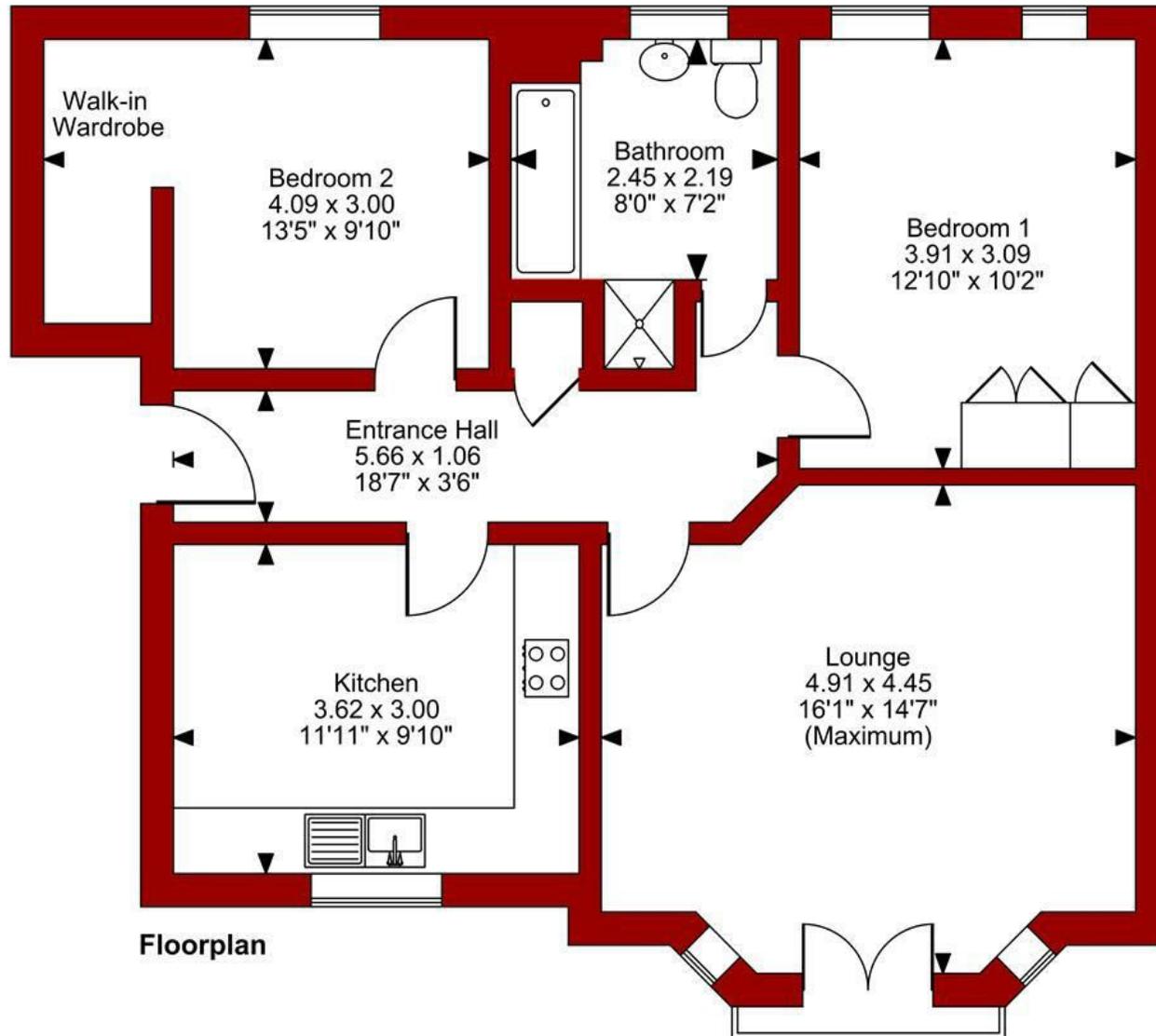








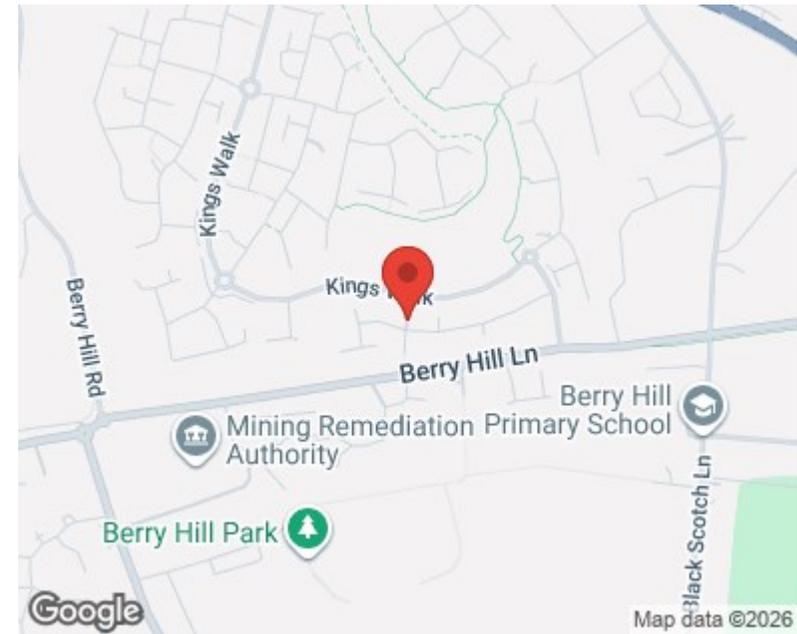
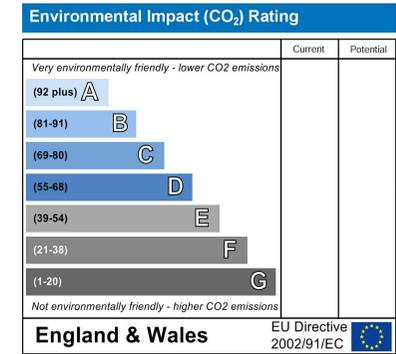
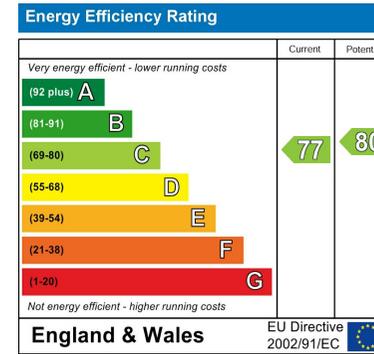
**Kings Stand, Mansfield**  
**Approximate Gross Internal Area**  
**73 SQ M / 791 SQ FT**



**Floorplan**

**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



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