



23 Arran Square, Mansfield

£96,000 Freehold

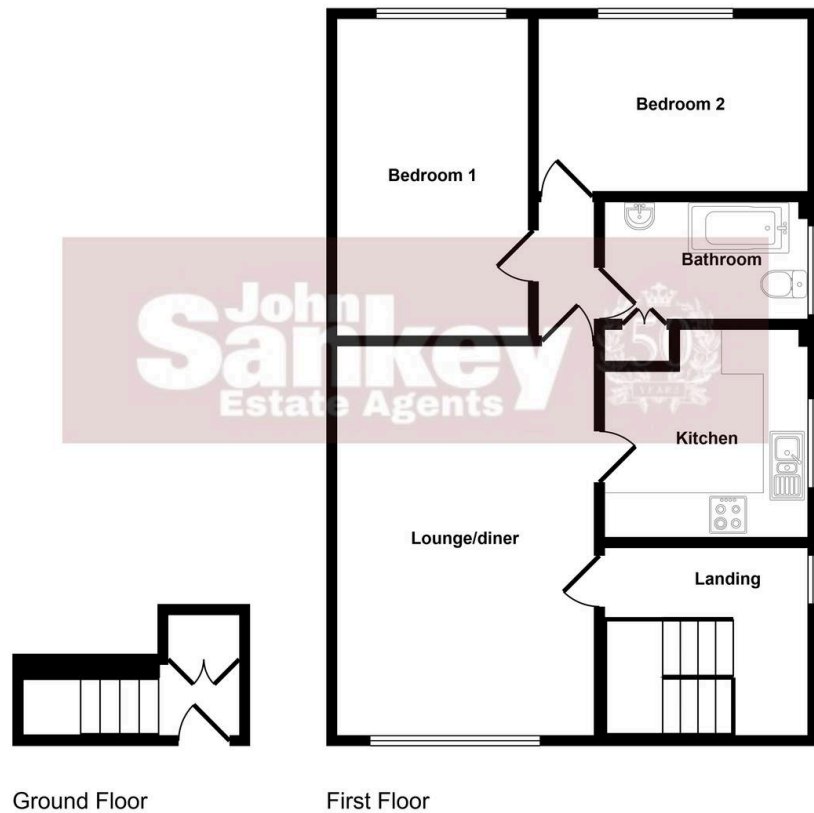
TWO BEDROOM FLAT IN SOUGHT AFTER LOCATION • GENEROUS LOUNGE AND DINER • NO UPWARD CHAIN, EPC RATING: C • FITTED KITCHEN WITH ABUNDANCE OF STORAGE • ENTRANCE HALL WITH STORAGE SPACE • GARAGE WITH UP AND OVER DOOR ADDING PRACTICALITY • AN IDEAL PURCHASE FOR INVESTORS OR FIRST TIME BUYERS • SITUATED CLOSE TO LOCAL AMENITIES



41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
email: enquiries@johnsankey.com

John Sankey





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Entrance hall

A welcoming entrance hall featuring useful storage space, lighting and power points. The entrance provides access to landing which includes a UPVC double glazed window and central heating radiator, which then leads to the main living accommodation of the property.

Lounge/Diner

17' 4" x 11' 5" (5.29m x 3.49m)

A generous lounge and dining area creating the heart of the home. The room provides a comfortable space for relaxing and dining, with a UPVC double glazed window overlooking the front of the property and allowing plenty of natural light into the space. A central heating radiator and power points complete the room.

Kitchen

9' 3" x 9' 3" (2.82m x 2.82m)

A practical kitchen featuring a range of wall and base units providing an abundance of useful storage. The kitchen houses an integrated sink, oven, hob and extractor fan, with additional space available for further appliances. Tiled splashbacks provide ease of maintenance, while a UPVC double glazed window allows natural light into the room. The kitchen also houses the boiler and benefits from a central heating radiator and power points throughout.

Bedroom No 1

14' 1" x 8' 8" (4.30m x 2.63m)

A generous double bedroom featuring a UPVC double glazed window overlooking the rear garden of the property. The room also benefits from a central heating radiator and power points.

Bedroom No 2

11' 11" x 7' 9" (3.63m x 2.35m)

A second double bedroom situated to the rear of the property, featuring a UPVC double glazed window overlooking the garden. The bedroom also includes a central heating radiator and power points.

Bathroom

A generous bathroom comprising a low flush WC, pedestal sink and bath. The room also benefits from useful built in storage and partially tiled walls for ease of maintenance. A central heating radiator and UPVC double glazed window complete the space.

Outside

The property benefits from an attractive and low maintenance front garden, providing a pleasant outdoor space which is accessed via a neighbouring property. Additionally, the property benefits from a garage featuring an up and over door, providing useful additional storage space and further practicality to the home.

Additional Information

Tenure: Freehold Council tax band: A
Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker
The property forms part of a block of four flats. We are advised that each flat, including this property, is individually owned on a freehold basis, with no ground rent or service charges payable. However, the land on which the block stands is held on a separate 999 year lease commencing on 1 December 1972. Although there is no regular service charge, repairs and maintenance to shared parts of the building, such as the roof, may still involve costs. We understand that the four owners have an informal, unwritten agreement to share these costs equally as and when work is required.



A well presented two bedroom flat situated in a desirable location, within easy reach of local amenities, shops and transport links. Offering generous living accommodation, two double bedrooms and useful additional storage, the property would make an ideal home for first time buyers, couples, downsizers or investors.

The property features a welcoming entrance hall with useful storage, leading up to a generous lounge and dining area providing a comfortable space for relaxing and entertaining. A practical kitchen offers a range of wall and base units and plenty of storage space.

There are two well proportioned double bedrooms, both overlooking the rear garden, alongside a generous family bathroom with a bath and useful built in storage.

Outside, the property benefits from an attractive, low maintenance garden area accessed via a neighbouring property, along with a garage providing valuable additional storage space.

With two double bedrooms, generous living accommodation, a garage and a convenient location close to nearby amenities, this property offers an excellent opportunity for a range of buyers.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		