



£105,000 Leasehold

12 ST. JOHNS VIEW | | MANSFIELD | NG18 1QP

**BuckleyBrown**  
ESTATE AGENTS

**BRIGHT AND AIRY SECOND-FLOOR APARTMENT IN ST. JOHNS VIEW.** This charming second-floor apartment in St. Johns View, Mansfield, offers a perfect blend of comfort and convenience. Ideally positioned for easy access to local amenities and transport links, it provides an excellent opportunity for anyone looking for a comfortable and manageable home.

Upon entering the apartment, you are welcomed into a bright and airy living room, which features a lovely Juliet balcony that invites natural light and fresh air into the space. The kitchen is well-equipped with all the essential appliances, ensuring that you have everything you need to prepare delicious meals and entertain guests with ease.

The apartment boasts two spacious bedrooms, each designed to provide a peaceful retreat. The well-appointed shower room adds to the convenience of the living space, making it ideal for modern living. The layout of the bedrooms ensures ample storage and comfort, perfect for relaxation after a long day.

Additionally, the building offers a welcoming reception/lounge area on the ground floor, providing a communal space for residents to enjoy. With lift access to the second floor and a designated parking spot, this apartment combines practicality with a sense of community. This property is a wonderful opportunity to embrace a comfortable lifestyle in a desirable location.

Call up today to secure your viewing! 01623 633633





#### Hall

Hallway with access to;

#### Living Room 11'10" x 15'1"

Spacious living room featuring laminate flooring, a Juliet balcony, and a storage heater. The room is bright and airy, creating a welcoming and comfortable living space.

#### Kitchen 8'4" x 10'0"

Matching kitchen cabinets with ample worktop space, integrated appliances such as an oven and inset sink, window to the rear elevation.

#### Shower Room 9'10" x 6'8"

Three piece shower room with low flush WC, hand wash basin and walk in shower.

#### Bedroom One 8'9" x 15'1"

Spacious bedroom with vinyl flooring, built in wardrobes, storage heater and window to the rear elevation.

#### Bedroom Two 6'8" x 15'1"

Spacious bedroom with vinyl flooring, storage heater and window to the rear elevation.

#### Outside

General parking available at the complex.



Ground Floor  
62sq.m/667.30sq.ft  
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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MANSFIELD  
NG18 1QP



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