



£850

5 SAPPHIRE STREET | | MANSFIELD | NG18 4XG

**BuckleyBrown**  
ESTATE AGENTS

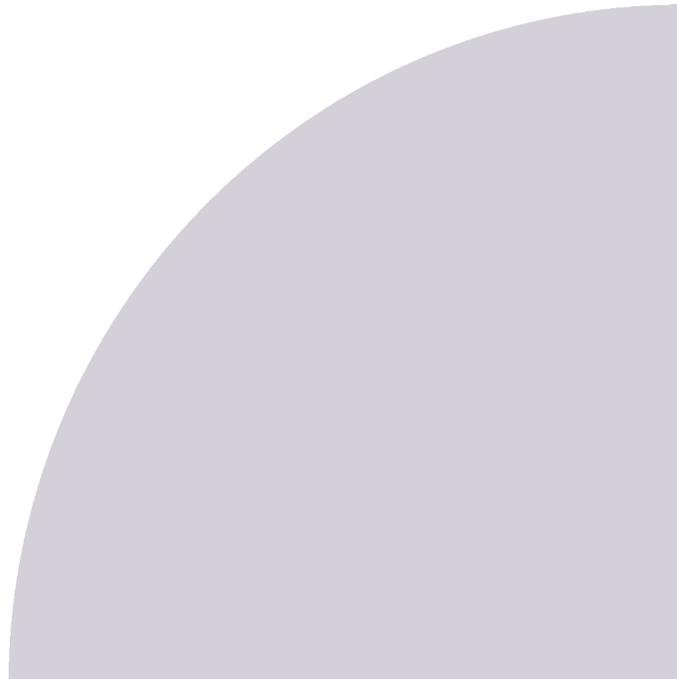
UP TO THE MARK!!... This fabulous first-floor apartment will make a great starter home for any budding family or business professional! Situated within close proximity to the town centre, local shops and amenities, this property is a credit to the landlord who has kept it to an excellent standard. Featuring a spacious interior this property provides plenty of versatility to create your ideal home! Let's take a look around...

You will firstly be welcomed into the beautifully spacious entrance hallway which has been decorated neutrally throughout. You conveniently have access to all rooms from here, but we'll firstly look at the living room. This room is definitely impressive, featuring simplistic decor allowing you to easily add your own personal style along. You are sure to spend your time putting your feet up and relaxing here! Now we'll enter the kitchen where you'll find a range of units and cabinets with plenty of counter space to cook up your favourite meals or do a spot of baking!

This fantastic apartment also benefits from two double bedrooms, There is also a third room which lends itself perfectly as a third bedroom. Additionally, there is a family bathroom complete with bath with overhead shower, low flush WC, and wash basin!

Outside provides a private car park to the rear with your own designated parking space. You must view to see everything this terrific apartment has to offer! Don't delay, call now to book a viewing!







Ground  
76Sq.m/ 815.15Sq.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. Specially 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>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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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NOTTINGHAMSHIRE  
NG18 4XG

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