



53 MILLRISE ROAD MANSFIELD

£800 Per

Modern 2 bedroom ground floor maisonette with huge private rear garden located in the popular Berry Hill Quarry area which has just been redecorated!

This lovely maisonette consists of a large entrance hallway with 2 storage cupboards, bathroom with shower over the bath, two good sized double bedrooms, a spacious lounge and separate kitchen diner which includes an integrated fridge, freezer, oven, gas hob and extractor hood. The lounge has French doors which leads out on to the large rear garden with a shed providing handy storage.

The property includes an allocated parking space.

This development benefits from having a small retail park consisting of local amenities. Also located for easy access into Mansfield town centre, A60 to Nottingham and Derby Road to the M1.



- Modern ground floor maisonette • Large rear garden • Fully redecorated • Good sized living space • Allocated parking space

Material Information

Access: Ground floor maisonette.

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Gas central heating via a combi boiler

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Very Low.

River/Sea = Very Low

Flood risk from Groundwater = This location is outside of a groundwater flood alert area

Flooding from reservoirs = Unlikely in this area.

Coal mining area location: located on the coalfield.

Council: Mansfield District

Any planning permission in the area: see planning.mansfield.gov.uk/online-applications/

Terms and Conditions

Costs to move into this property = £184.00 Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead).

Tenancy deposit, equivalent to 5 weeks rent, being £923.00.

First months rent in advance.

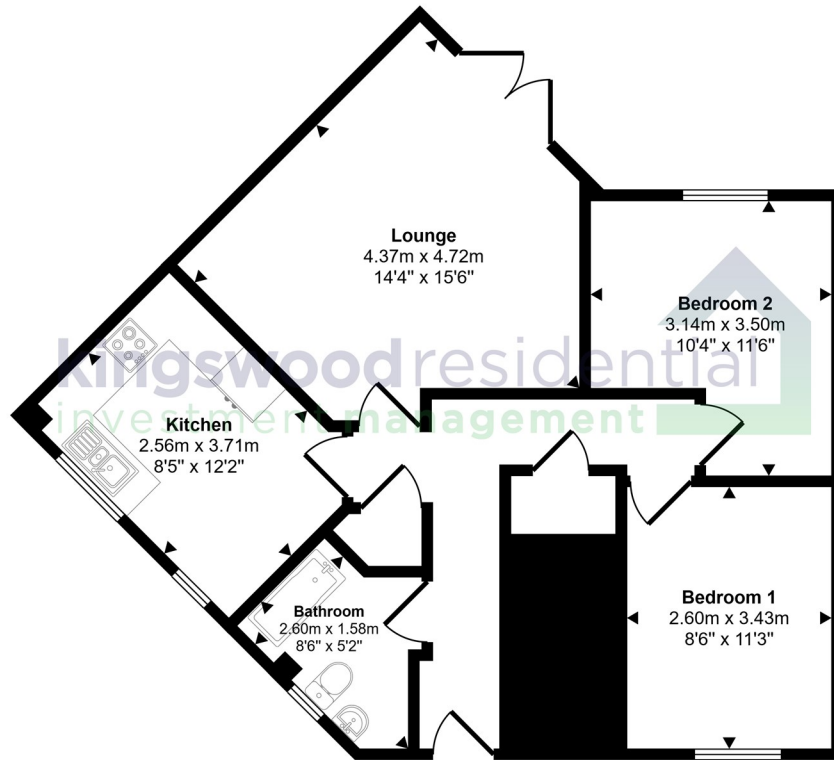
Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.



- Located on popular modern development • Council Tax band: A • Gas central heating • Integrated Fridge/freezer and gas hob • EPC Rating: B

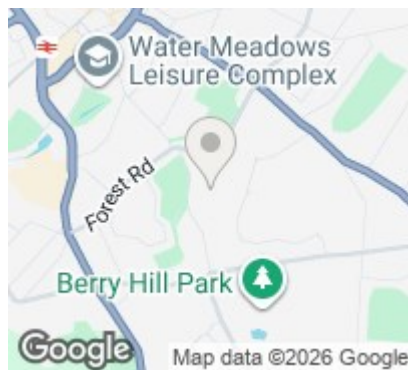


Approx Gross Internal Area
60 sq m / 646 sq ft



Floorplan

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.



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

EPC Rating: B **Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Nottinghamshire
1 East Circus Street
Nottingham
NG1 5AF

01157043163
enquiries@kingswoodrim.co.uk
www.kingswoodrim.co.uk

kingswoodresidential
investment management