

**8 Oak Bank Manor Crow Hill Rise
Mansfield, Nottinghamshire NG19 7AY**

£210,000

- A SPACIOUS, TWO BEDROOMED APARTMENT IN A CONVERTED MANOR HOUSE.
- GROUND FLOOR ENTRANCE LEADING TO THE FIRST FLOOR ACCOMMODATION.
- FITTED KITCHEN WHICH INCLUDES A RANGE OF INTEGRATED APPLIANCES.
- ADJACENT DRESSING ROOM AND ENSUITE SHOWER ROOM WITH THREE-PIECE SUITE.
- BATHROOM INCLUDING PANELLED BATH WITH MIXER SHOWER, WASH HAND BASIN AND WC.
- GAS HEATING, UPVC DOUBLE GLAZING AND ELECTRICAL TEST SEPTEMBER 2025.
- OPEN PLAN LIVING HAVING FRENCH DOORS LEADING TO A LARGE SOUTH-FACING ROOFTOP TERRACE
- MAIN BEDROOM, AGAIN HAVING DOUBLE GLAZED FRENCH DOORS TO THE BALCONY.
- SECOND DOUBLE BEDROOM, WHICH FEATURES FITTED BEDROOM FURNITURE.
- AMPLE PARKING AND COMMUNAL GARDENS MAINTAINED UNDER THE SERVICE CHARGE.

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

From St. Peter's Way head onto Woodhouse Road, then turning left onto Crow Hill Drive. Turn left to stay on Crow Hill Drive, right onto Crow Hill Rise and Oak Bank Manor is facing you.

ACCOMMODATION COMPRISES

The apartment is accessed to the rear of the building, with the communal entrance door being shared with one other property. From the apartment front door, there is access to the ground floor hallway.

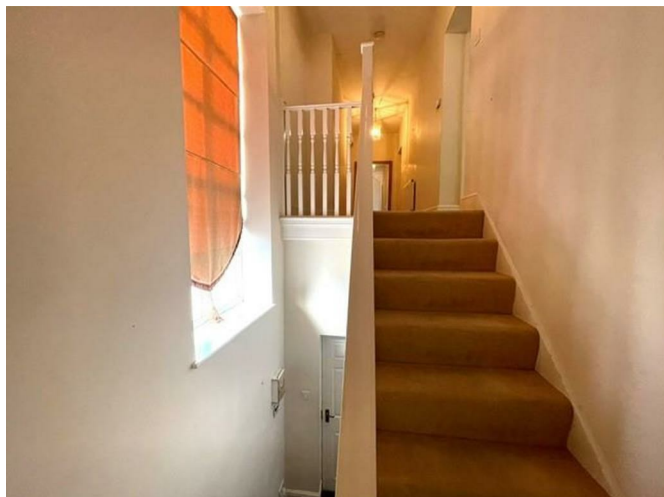
ENTRANCE AREA

Stairs providing access to the accommodation, arranged on the first floor.



HALLWAY

Having UPVC double glazed window to the half landing. Doors leading to the open plan living and main bedroom suite.



LOUNGE

17'3 x 13'7 (5.18m'0.91m x 3.96m'2.13m)

Including UPVC double-glazed, full-length bay window and French doors leading out to the terrace/balcony. Built in cloaks cupboard which houses the wall mounted combination boiler. Radiator and coving.



KITCHEN

12'3 x 7'9 (3.66m'0.91m x 2.13m'2.74m)

With a range of base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Integrated electric oven, induction hob and cooker hood. Dresser unit, which incorporates a built-in fridge and freezer. Washing machine. Radiator. UPVC double glazed aspect.



BEDROOM 1

15'2 x 12'4 (4.57m'0.61m x 3.66m'1.22m)

UPVC double-glazed, full-length bay with French doors leading to the terrace/balcony. Reproduction fireplace with electric fire. Radiator and coving.



DRESSING ROOM/STUDY

12'4 x 10'0 (3.66m'1.22m x 3.05m'0.00m)

Fitted double wardrobes and central dressing table/console. UPVC double aspect, radiator and coving.



ENSUITE

Comprising corner, multi-function shower, wash hand basin and WC. Tiled flooring, radiator and extractor.



BEDROOM 2

13'10 x 13'6 (3.96m'3.05m x 3.96m'1.83m)

Having a range of fitted wardrobes, drawers and dressing table and bedside cabinets. UPVC double glazed aspect. Radiator.



BATHROOM

Including bath with mixer shower to the taps, wash hand basin within vanity unit and WC. UPVC obscure glaze. Radiator.



OUTSIDE

The development is accessed via electric gates and car parking is provided. Gardens are maintained as part of the service charge agreement. Uniquely, this apartment has exclusive access to a large, secluded rooftop terrace.



The property is leasehold for a period of 120 years, commencing on 1 November 2001. Service charge payable – currently £110pcm

The property is in council tax band C (Mansfield District Council).

FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

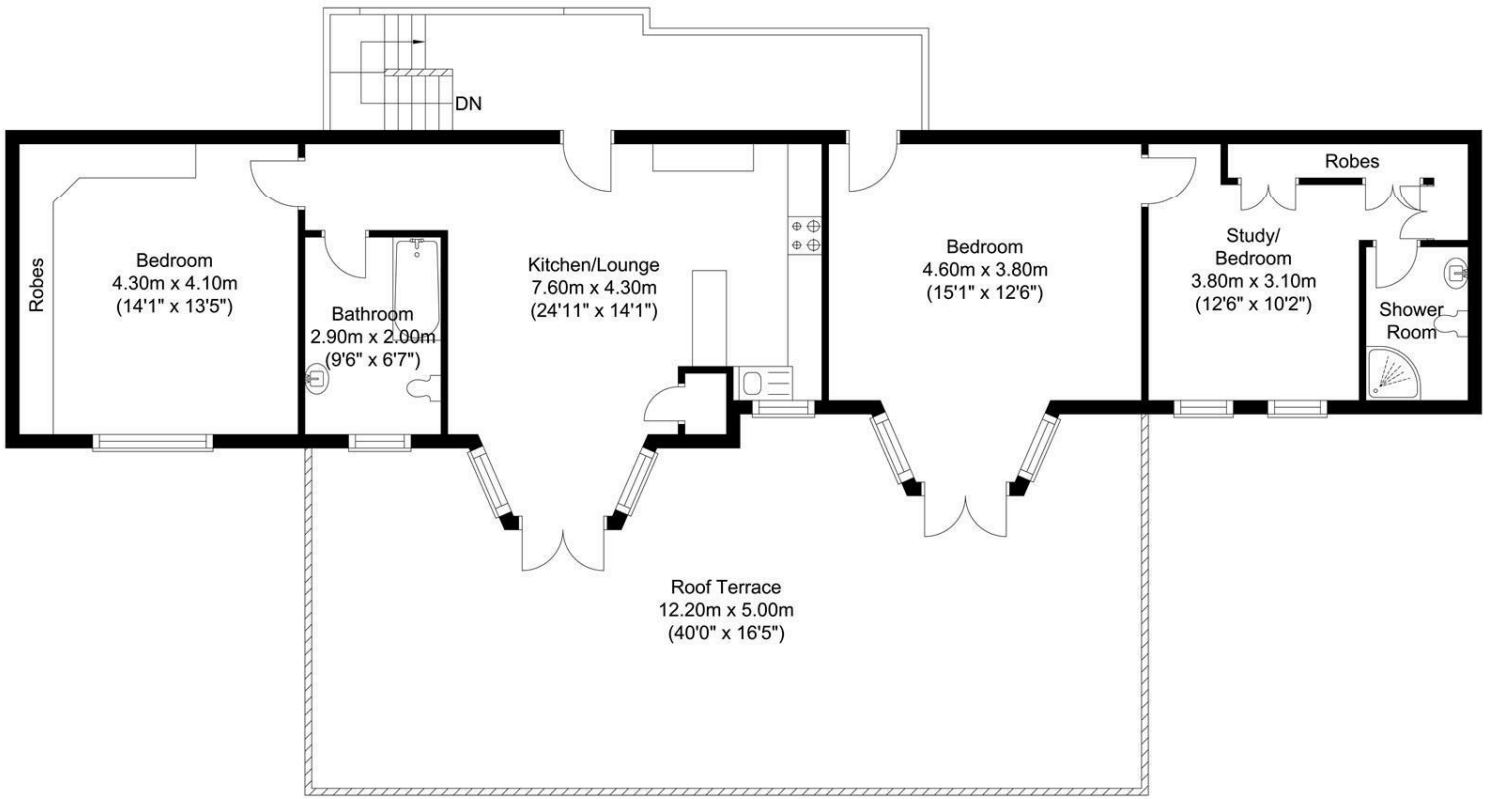
MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or

recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5882/ 28.04.2026



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 75 | 77 |
| | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| | EU Directive 2002/91/EC | | |

