



Berry Hill Hall Berry Hill Lane
Mansfield



Berry Hill Hall Berry Hill Lane Mansfield NG18 4FH

for sale offers over
£170,000



Property Description

Located within the prestigious Berry Hill Hall development on Berry Hill Lane, Mansfield, this elegant two-bedroom upper floor apartment offers a rare opportunity to reside in one of the area's most sought-after addresses. With secure-gated access, intercom keypad remote entry system and a communal garden area with seating this property is ideal for those seeking security, comfort, and low maintenance living.

The property features a spacious lounge perfect for relaxing or entertaining, a well-equipped kitchen with ample storage, and two generously sized bedrooms. The master bedroom consists of an en-suite shower room, while the second bedroom benefits from fitted wardrobes making it ideal for guests, a home office, or additional storage. A modern bathroom completes the internal layout, offering both style and functionality.

Externally, residents enjoy access to well-maintained communal gardens with seating. The property also includes allocated parking in the secure underground car park which is accessed via a remote-controlled roller door, providing convenience and peace of mind.

Offered with no onward chain, this apartment is perfect for professionals, downsizers, or investors seeking a low-maintenance home in a prime location.

Lounge

The lounge comprises of two double glazed windows to rear elevation, two wall mounted contemporary radiators and carpeted floors to finish.

Kitchen

The kitchen consists of double glazed window to side elevation, matching wall and base mounted units, integrated fridge-freezer, dishwasher, washing machine, and double electric oven, finished with vinyl flooring.

Landing

The landing offers storage cupboard, wall mounted radiator and carpeted floors to finish.



Bedroom One

Bedroom one benefits from spotlights, double glazed window to rear elevation, two wall mounted contemporary radiators, and carpeted floor to finish.

En-Suite

The en-suite, situated off bedroom one, consists of bath with separate walk-in shower, ceramic toilet and wash hand basin, shaving point, and tiled floors and walls.

Bedroom Two

Bedroom two benefits from spotlights, double glazed window to rear elevation, contemporary wall mounted radiator, fitted wardrobes, and carpeted floor to finish.

Shower Room

The shower room benefits from walk-in shower, ceramic toilet and wash hand basin, wall mounted towel rail, and tiled floor and walls to finish.

Externals

Externally, residents enjoy access to well-maintained communal gardens with seating. The property also includes allocated parking in the secure underground car park which is accessed via a remote-controlled roller door, providing convenience and peace of mind.

Agent Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.

All furniture within the property is negotiable. Please speak with the agent for further information.









Total floor area 101.1 m² (1,088 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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12 Albert Street
 MANSFIELD NG18 1EB

EPC Rating: D Council Tax
 Band: D

Service Charge:
 2594.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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