



**38 Stockwell House Chaucer Street
Mansfield, NG18 5PB**

£90,000

- A TWO BEDROOMED APARTMENT, TO BE SOLD SUBJECT TO THE TENANT REMAINING
- GROUND FLOOR, FACING INTO THE COURTYARD, LOOKING OVER THE COMMUNAL GARDENS
- GLASS ATRIUM, HALLWAY AND BUILT IN CLOAKS CUPBOARD (BOILER AND CONSUMER UNIT)
- TWO DOUBLE BEDROOMS AND BATHROOM WITH WHITE SUITE AND SHOWER OVER THE BATH
- POPULAR WITH BOTH INVESTORS AND OWNER-OCCUPIERS, BEING IN THE TOWN CENTRE
- ACHIEVING £550PCM, BUT WITH MORE RECENT RENTS BEING BETWEEN £650-700PCM
- INCLUDES GAS HEATING (COMBINATION BOILER) AND UPVC DOUBLE GLAZING
- OPEN PLAN LIVING WITH LOUNGE AREA AND FITTED KITCHEN, INCLUDING OVEN AND HOB
- ONE PARKING SPACE PER APARTMENT, GARDENS, AND COVERED BICYCLE STORE
- LOOKING FOR CASH BUYERS OR THOSE WHO ALREADY HAVE A MORTGAGE IN PRINCIPLE

VIEWING:

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

and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA/12.12.25

DIRECTIONS:

From Mansfield town centre, head onto Stockwell Gate, turn right immediately onto Bancroft Lane. Turn right onto Chaucer Street and the entrance to The Connexion is at the bottom of here. There is also a pedestrian access off Rosemary Street.

ACCOMMODATION COMPRISES

LOUNGE/DINING ROOM

17' x 9'5 (5.18m x 2.87m)

KITCHEN

9'11 x 7'8 (3.02m x 2.34m)

BEDROOM ONE

14'11 x 8'1 (4.55m x 2.46m)

BEDROOM TWO

11'6 x 8' (3.51m x 2.44m)

BATHROOM

The Connexion apartments are leasehold for a period of 200 years from the 1 March 2003. There is no ground rent payable. The service charge for the current financial year (01/07/25 – 30/6/26) is £1200.00.

The property is in council tax band A (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

| 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 | | 79 | 81 |
| | 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 | | |

