BERRY HILL HALL BERRY HILL LANE

MANSFIELD, NG18 4FH

£135,000

LEASEHOLD

A BEAUTIFULLY POSITIONED TWO-BEDROOM APARTMENT AT BERRY HILL HALL

Welcome to Berry Hill Hall – an exclusive and highly desirable residential development set within beautiful, established grounds in the sought-after Berry Hill area of Mansfield.This attractive two-bedroom apartment offers comfortable and well-presented accommodation, making it an ideal home for a couple, first-time buyer or those looking to enjoy a more relaxed and convenient lifestyle. The property is offered for sale with NO UPWARD CHAIN, making it an appealing choice for buyers looking for a straightforward move.The accommodation briefly comprises: Entrance Hall Open-plan Lounge/Kitchen Area, providing a sociable and practical living space Kitchen fitted with a range of units and incorporating integrated appliances, including an electric oven, induction hob, extractor and fridge freezer. Two bedrooms, providing comfortable accommodation for residents, guests or a home office. Shower Room fitted with a large walk-in shower, wash hand basin and low-flush WC

One of the particular advantages of this property is the dedicated underground parking space, providing secure and convenient parking away from the elements. Outside, Berry Hill Hall is surrounded by beautiful communal grounds, creating a peaceful and attractive setting in which to enjoy the outdoors. The development benefits from its prestigious setting and is ideally positioned close to Berry Hill Park, providing lovely green open spaces, woods, woodland, walking routes and recreational facilities. The park has also recently undergone a major £3.2 million improvement programme, including new leisure and play facilities. BOOK A VIEWING NOW - DO NOT MISS OUT

Sue Furniss

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BERRY HILL HALL BERRY

• NO UPWARD CHAIN • Perfect For A First Time Buyer Or Professional • Close To Local Amenities • Exclusive Development • Amazing Grounds And Allocated Underground Parking Space • Two Bedrooms • Open Plan Lounge Kitchen • Large Shower Cubicle • Secure Communal Entrance Door • BOOK A VIEWING NOW - DO NOT MISS OUT

Communal Entrance

A secure communal entrance door leads into the communal hallway. A door leads into the residence of Apartment 19. There is a useful storage cupboard which houses the electrics, coving to the ceiling and vertical radiator.

Open Plan Lounge/Kitchen

This spacious open plan living has two windows overlooking the front and overlooks the beautiful grounds. There are 2 vertical radiators and spot lights to the ceiling. The kitchen area briefly comprises of a range of wall and base units with complimentary work surfaces over. There are built in appliances to include electric oven, induction hob and extractor above. There is also integrated fridge and freezer and built in microwave oven. Stainless steel sink unit with mixer tap.

Bedroom One

With window overlooking the front, spot lights to the ceiling and coving to the ceiling.

Bedroom Two

With window overlooking the front, spot lights to the ceiling, coving and central heating radiator.

Shower Room

Fitted with a three piece suite to include a full width walk in shower cubicle, wash hand basin and low flush WC. Fully tiled, spot lights to the ceiling, heated towel rail and mirror.

Outside

This property is accessed via double gates and leads into the grounds of Berry Hill Hall. The grounds are just simply amazing and there are visitors car parking spaces available.

Allocated Underground Parking

This apartment also has a secure allocated underground parking which we have a plan to be able to show potential buyers if required. There is a personal door which a code is needed to access this secure parking area.

BERRY HILL HALL BERRY

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ADDITIONAL INFORMATION

Local Authority – Mansfield

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 537.10 sq ft

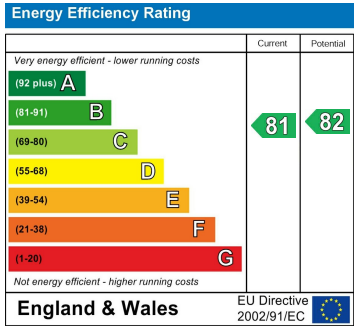
Tenure – Leasehold

Ground Floor

Approx. 49.9 sq. metres (537.1 sq. feet)

Total area: approx. 49.9 sq. metres (537.1 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert. Plan produced using PlanUp.



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

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