

| England & Wales | |
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| EU Directive 2002/91/EC | |
| Not energy efficient - higher CO ₂ emissions | |
| A | (92-100) |
| B | (81-91) |
| C | (69-80) |
| D | (55-68) |
| E | (45-54) |
| F | (31-44) |
| G | (1-30) |
| Not energy efficient - lower CO ₂ emissions | |
| Climate | Planned |
| Environmental Impact (CO ₂) Rating | |

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Email: lettings@johnsankey.com www.johnsankey.com

Email: enquiries@johnsankey.com Email: valuations@johnsankey.com

Sales: 01623 627247 Lettings: 01623 859111

41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA

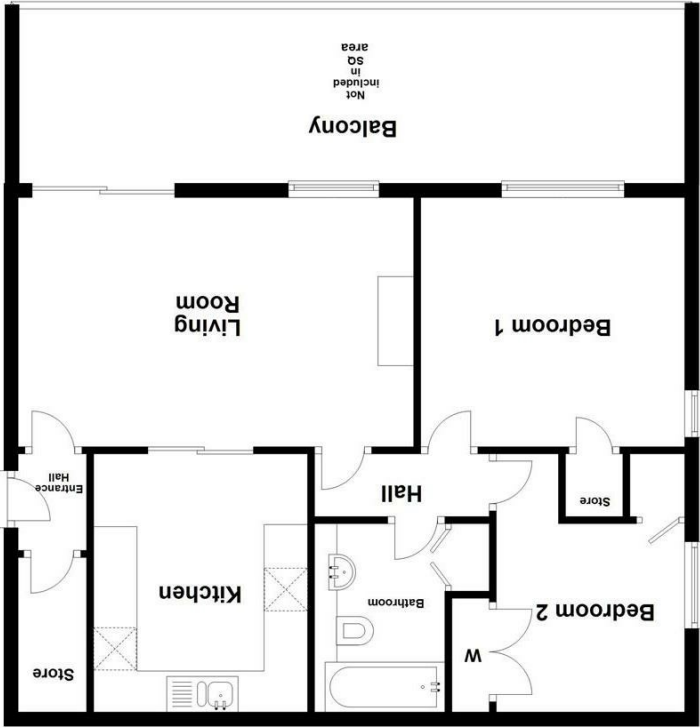
John Sankey
Estate Agents Valuers Surveyors Lettings

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.
Plan produced using PlanIt.

Total area: approx. 67.5 sq. metres (726.1 sq. feet)



Basement/ Ground Floor



First Floor
Approx. 67.5 sq. metres (726.1 sq. feet)



John Sankey

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Estate Agents



Skegby Lane

Mansfield

Viewing is essential on this spacious and stylish First Floor Apartment in a very well kept block with GARAGE with electric door and storage area on the landing and in between the balconies. There is a secure intercom entrance, accessed two ways via the bottom floor or the top floor from Skegby Lane. The accommodation comprises of a communal hallway with intercom system, entrance hall with storage cupboard, spacious lounge/diner with windows and door to the balcony with spectacular views, TWO DOUBLE BEDROOMS, fully fitted kitchen and family bathroom. Close to bus routes, hospital and large supermarket. The property benefits from being sold with NO ONWARD CHAIN.

How to find the property

Leave Mansfield via the A38 Sutton Road and at the traffic lights adjacent to the Sir John Cockle turn right onto Skegby Lane, continue to the top and just before the four blocks of the Habitat apartments turn left onto Rannoch Drive and then first right where there is parking and one of the two entrances to the apartment block and the property is in the second apartment block, on the first floor above the garages.



Entrance hall

Up the communal stairs from the ground floor entrance the apartment is the first door on the left. Front door leading into the apartment with central heating radiator, walk in storage cupboard and a door through to the lounge diner.

Lounge/Diner

18' x 11'06"
With a central heating radiator, uPVC window and doors leading onto the balcony making this a light and airy living space, feature fireplace with electric fire, sliding double doors to the kitchen and door into the inner hallway.

Kitchen

11'10" x 9'11"
With a range of wall and base units, cupboards and drawers, space for a fridge freezer, space for a cooker, plumbing for washing machine, bowl and a half stainless steel sink unit, complimentary tiled splashbacks, central heating radiator and laminate floor.

Inner hallway

With double storage cupboards and doors leading to bedrooms and bathroom.

Master Bedroom

11'6" x 11'10"
With a uPVC double glazed window to the front, central heating radiator and a door to the storage cupboards.

Bedroom No. 2

10'09" x 8'03" into the alcove
With a uPVC double glazed window to the side, central heating radiator and fitted double wardrobe housing central heating boiler.

Bathroom

With a bath with mains shower over, wash hand basin in a vanity unit giving optimum storage, low flush w.c, fully tiled walls, central heating radiator and uPVC double glazed window.

Balcony

Overlooking the Grange Farm estate and spectacular views from sunrise to sunset over the reservoir and Kings Mill Hospital, must be viewed to be appreciated.

Outside

Parking outside garage and access to garage to the rear. The front accessed from Skegby Lane boasts well maintained lawned area.

Communal Hallways

With large storage cupboards and storage area between the two first floor balconies accessed via securely locked upvc double glazed door.

Garage

21'03" x 9'07"
With electric door situated below the apartment block.

Agents Note

The lease is 99 years from the first of June 2016. Maintenance charge which includes shell insurance and maintenance of hallways is £100 per calendar month.

