



England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions	
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(45-54)
F	(35-44)
G	(1-34)
Not environmentally friendly - lower CO ₂ emissions	
Climate	Planned
Environmental Impact (CO ₂) Rating	

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(45-54)
F	(35-44)
G	(1-34)
Not energy efficient - lower running costs	
Climate	Planned
Energy Efficiency Rating	



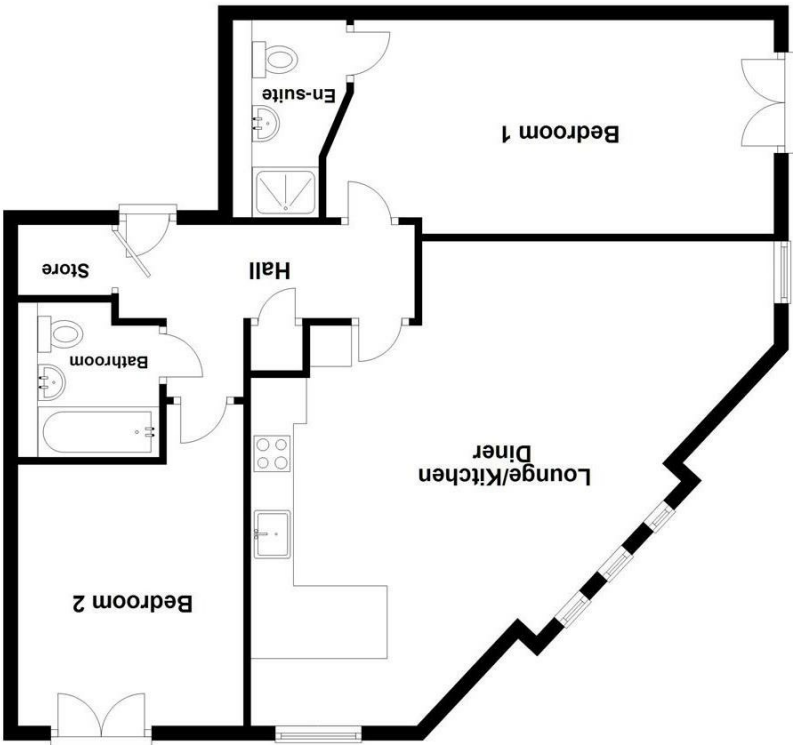
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John Sankey
Estate Agents

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 and its measurements are for illustrative purposes only.
Plan produced using PlanUp.

Total area: approx. 82.0 sq. metres (882.1 sq. feet)



Flat
Approx. 82.0 sq. metres (882.1 sq. feet)



John Sankey

Flat 24 Heritage House Woodland Park View, Mansfield, Nottinghamshire, NG18 5FD

£167,500

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Woodland Park View

Mansfield

Modern living at its finest. Whether you are a single occupant, a couple, first time buyer or looking to downsize, this state of the art apartment caters for most markets. We were immediately impressed with the quality of fixtures and fittings this property has while also offering spacious living accommodation which briefly comprises of a welcoming entrance hall, a main living kitchen area which in our opinion is an amazing light, bright room with the kitchen having quality high gloss units with integral appliances, there are TWO SPACIOUS DOUBLE BEDROOMS, one of which benefits from an en suite shower room and there is also a further stunning bathroom. The property is UPVC DOUBLE GLAZED and has central heating radiators which work from an electric boiler. Apart from being located superbly to fantastic road links and close proximity to a range of local amenities and Mansfield centre, Woodland Park View also offers a video intercom system for the gates which provides peace of mind and security. This apartment in particular also benefits from two allocated parking spaces and again in our opinion these apartments are the best we have seen in a long time, therefore they definitely warrant an early viewing to appreciate the quality of accommodation on offer.



NOTE

Tenure:Leasehold
Lease term:247 years remaining
Ground rent £100 per annum
Annual service charge £780 (reviewed yearly)
Council Tax Band A

How to find the property

From our office take the Nottingham Road A60 out of Mansfield to the traffic lights by Pizza Hut, turn right onto the A60 and then immediately left at the next set of lights onto Quarry Lane, following under the railway bridge where the property is then located on the right hand side.

Ground Floor

Entrance Hall

A spacious entrance hall with two cupboards, one of which has space and plumbing for a washing machine, there is an intercom system for the gates which provides peace of mind and added security, there are also internal doors leading to all of the apartment's accommodation.

Main Living Kitchen Area

21'10" maximum x 21'9" maximum
An absolutely amazing light, bright and modern open plan living kitchen area perfect for modern day living and there are dual aspect uPVC double glazed windows providing plenty of natural light. The lounge area offers a fantastic space to relax while the dining kitchen is fitted with an array of modern high gloss units with an integral fridge freezer and dishwasher, a square edge work surface houses a four ring electric hob with extractor above, an oven and a one and a half bowl sink unit with a flexi hose tap and spotlights to the ceiling.

Bedroom No. 1

20'4" x 9'8"

A spacious master bedroom uPVC french doors to the front aspect which lead out onto a balcony, a central heating radiator, power points with USB capabilities and a door to the en suite.

En Suite

Offers a three piece high quality fitted suite including a low flush w.c., a wall mounted sink with a mixer tap and a mains fed shower with sliding glazed doors. A chrome heated towel rail, fully tiled walls and floor and spotlights to the ceiling.

Bedroom No. 2

14'7" x 10'3"

Another superb size double bedroom having television and power points, french doors leading out to a balcony and there is a central heating radiator.

Bathroom

A gorgeous bathroom suite comprising briefly of a low flush w.c., a floating effect sink with a mixer tap, a panelled bath with a mains fed shower over, modern tiling to the walls and floor, a chrome heated towel rail and spotlights to the ceiling.

Outside

Heritage House is located at the crossroads between Sheepbridge Lane and Quarry Lane. Brick wall boundaries and telecom remote control gates provide a fantastic degree of peace of mind and security which can be operated from the apartments. There are two allocated parking spaces and a communal hallway with steps leading up to the apartment itself.

