



81 Kings Stand, Mansfield, NG18 4AY
£775 Per Calendar Month



Marriotts



81 Kings Stand, Mansfield, Nottinghamshire, NG18 4AY

- First floor apartment
- Kitchen with appliances
- UPVC double glazing
- Allocated parking space
- Available long term
- Lounge with bay window
- Gas central heating
- Easy access to Kingsmill Hospital

This well presented 1st FLOOR APARTMENT has TWO DOUBLE BEDROOMS, large bay window lounge, kitchen with appliances and a bathroom with separate shower cubicle. Easy access to local amenities, KINGSMILL HOSPITAL and Mansfield town centre. Available long term from EARLY MARCH 2026.

£775 Per Calendar Month



Situated at the top of Berry Hill, this apartment has a fitted kitchen with space for a table and appliances included, a good sized lounge with wooden flooring and Juliet balcony. There are two double bedrooms looking out to the rear of the building, one bedroom has a built in triple wardrobe. Also benefitting from a secure entry phone system, gas central heating via a combination boiler and an allocated parking space.

** Please note the photographs have not been taken recently, however the apartment looks very much the same, they will be updated in the coming week**

Entrance Hallway

Having a radiator, neutral carpet, entry telephone, built in storage cupboard.

Lounge

With wooden flooring, two radiators, UPVC bay with doors opening to Juliet balcony.



Dining Kitchen

Having a range of fitted wood effect wall and base units incorporating a fridge/freezer, washer/dryer, dishwasher, electric oven, extractor over and gas hob. Also benefitting from UPVC double glazed window, radiator and tiled flooring. Wall mounted combination gas central heating boiler.

Bedroom One

With a built in triple wardrobe with mirrored fronts, neutral carpet, radiator and UPVC double glazed window.

Bedroom Two

Also with a neutral carpet, radiator and UPVC double glazed window.

Bathroom

Pale coloured bathroom suite with separate shower cubicle, radiator, and UPVC double glazed window.

Outside

One allocated parking space and additional visitor parking.

Material Information

RESTRICTIONS - Due to the head lease of the building no pets can be accepted.

DEPOSIT - £894.00. You will be required to pay a holding deposit equivalent to one weeks rent at the point of referencing. This is then credited to the security deposit when acceptable references are completed.

AVAILABLE - Long term.

MINIMUM TENANCY TERM - 12 months.

MANAGEMENT OF TENANCY - the Landlord will be managing the property.

UTILITIES - mains gas, electric, water and sewerage.

GAS & ELECTRIC SUPPLIER - Octopus Energy.

WATER SUPPLIER - Severn Trent Water.

COUNCIL TAX - Band B - Mansfield District Council.

BROADBAND AVAILABILITY -

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=NG184AY&uprn=10012812958> - if this link







doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

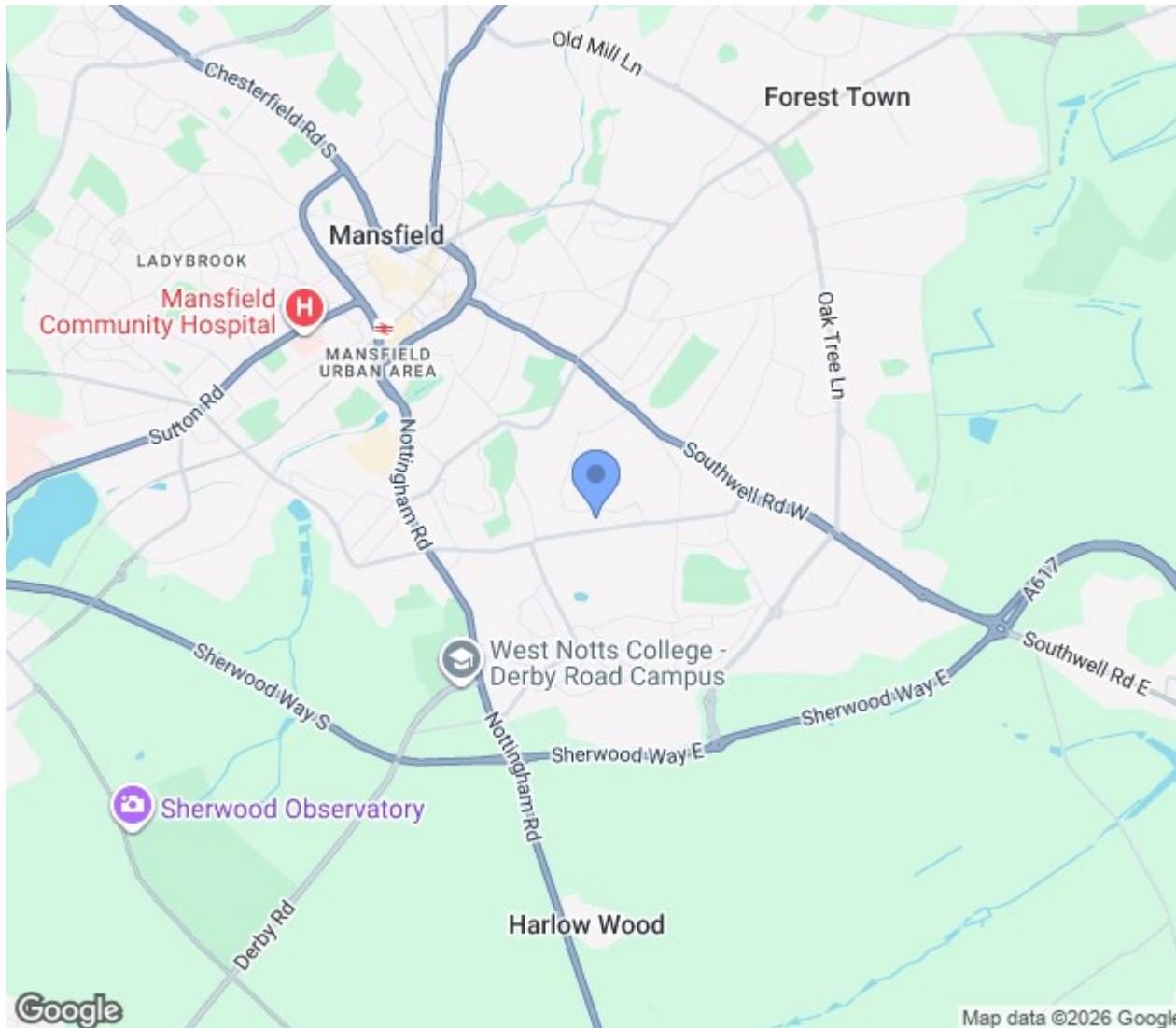
M O B I L E S I G N A L / C O V E R A G E - <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGER POINT - not available.

ACCESS AND SAFETY INFORMATION - First floor flat - Several steps up to the front door. No lift in the building.

References and credit checks will be required.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Please contact us on
0115 953 6644 or
lettings@marriotts.net
 should you wish to arrange
 to view this property
 or if you require any
 further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of a tenancy agreement. Measurements are approximate.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
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4. Credit checks and tenant screening - if your application is successful, subject to contract, Marriotts will ask you to complete a credit check, along with employment and previous landlord references, along with a Right to Rent check.