

7 Mansfield Court Mansfield Gardens
Herford, SG14 3EU
Guide price £240,000

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The apartment is presented in excellent decorative order throughout and benefits from a welcoming entrance hall with useful built-in storage. The spacious lounge/dining room provides an impressive open living space with ample room for both seating and dining areas. Sliding doors with a Juliet Balcony overlook the communal grounds allows natural light to flood the room, whilst bespoke fitted shelving and cabinetry create an attractive focal point and practical storage solution.

The separate kitchen has been thoughtfully updated and features an extensive range of shaker-style units complemented by contrasting work surfaces and attractive fittings. The room offers excellent preparation space together with ample storage and spaces for appliances, creating a practical and stylish environment for everyday living.

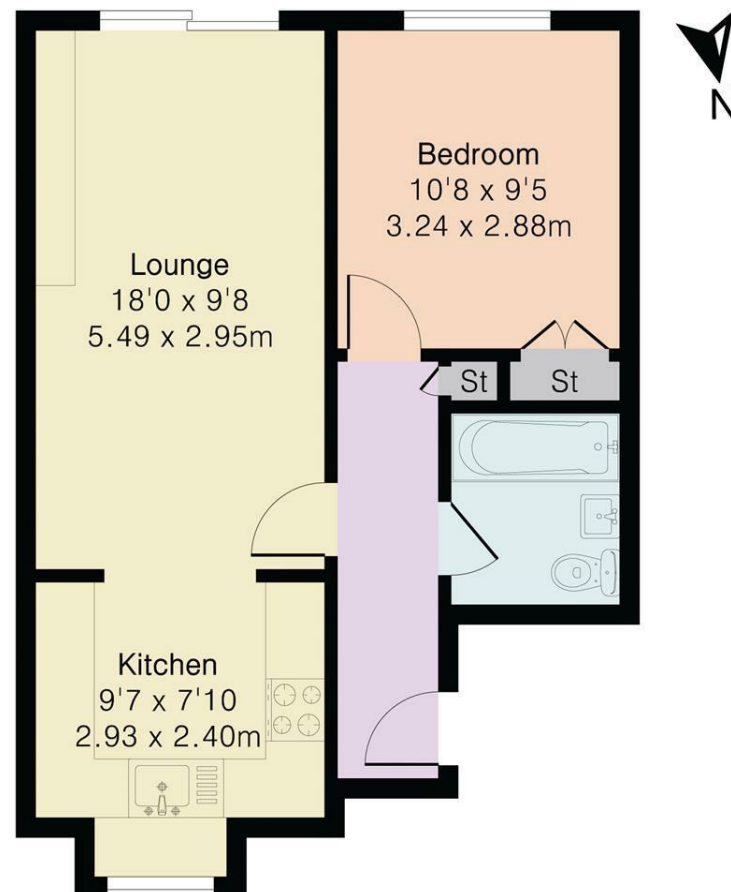
The double bedroom is particularly generous in size and benefits from fitted wardrobes, whilst the bathroom has been tastefully appointed with a classic suite incorporating shower over bath, panelled detailing and contemporary tiling, creating a charming and characterful finish.

Externally, residents enjoy access to well-kept communal grounds and parking facilities, with the development offering a pleasant and established environment.





Approximate Gross Internal Area 475 sq ft - 44 sq m



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	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		
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PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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