

**FOR
SALE**



Indigo Court, Bath Lane, Mansfield, Nottinghamshire NG18 2ER
£100,000 - Leasehold

Chadwells
Estate & Letting Agents

Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 Property@chadwells.co.uk

PROPERTY SUMMARY

This stylish second floor apartment is set within a secure block and offers a perfect blend of contemporary design and practical living. Boasting two spacious bedrooms, a well-appointed bathroom, an open plan living area, and allocated parking, this property is ideal for professionals, couples, or small families seeking comfort and convenience. Its location provides easy access to Mansfield town centre's amenities, shops, and transport links, making everyday living both effortless and enjoyable.

Situated just a short walk from the bustling heart of Mansfield, residents benefit from the vibrant mix of retail outlets, cafes, restaurants, and leisure facilities. The area is well connected with local bus routes and main road links, perfect for commuting or exploring the wider Nottinghamshire area. Whether you're looking for a relaxing stroll in nearby parks or the convenience of urban living, this apartment's location truly offers the best of both worlds.

POINTS OF INTEREST

- Offering Modern Living
- Open Plan Living Area
- Two Spacious Bedrooms
- Well Appointed Bathroom
- Allocated Parking
- Gated access with allocated parking
- Great location close to amenities and transport links
- Ideal first-time buy or investment opportunity



Inner Hallway

Having carpet flooring, intercom phone system and radiator.

Open plan Lounge/Kitchen

10.6m x 15m (34' 9" x 49' 3") Having laminate flooring throughout, window to side aspect, built in storage cupboard, radiator and TV point in lounge area.

Kitchen area is fitted with white wall and base units with roll edge work surfaces inset with stainless steel sink and drainer with mixer tap, built in electric oven and hob with stainless steel extractor over.

Furniture includes sofa, TV unit, washing machine and under counter fridge.

Bedroom One

13.4m x 7.9m (44' 0" x 25' 11") Having carpet flooring, window to side aspect and radiator. Furniture includes double bed frame and mattress, wardrobe and two bed side tables.

Bedroom Two

9.10m x 6.2m (29' 10" x 20' 4") Having carpet flooring, window to side aspect, radiator and built in storage housing ideal boiler. Furniture includes single bed, mattress and chest of drawers.

Bathroom

Fitted with a three piece white suite bathroom suite comprising, 'P' shape bath with shower over, low flush wc and wash basin. Also having chrome towel rail, tiled splash backs and vinyl flooring.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: Allocated.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Construction Type

Brick

EPC Rating: C (77)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

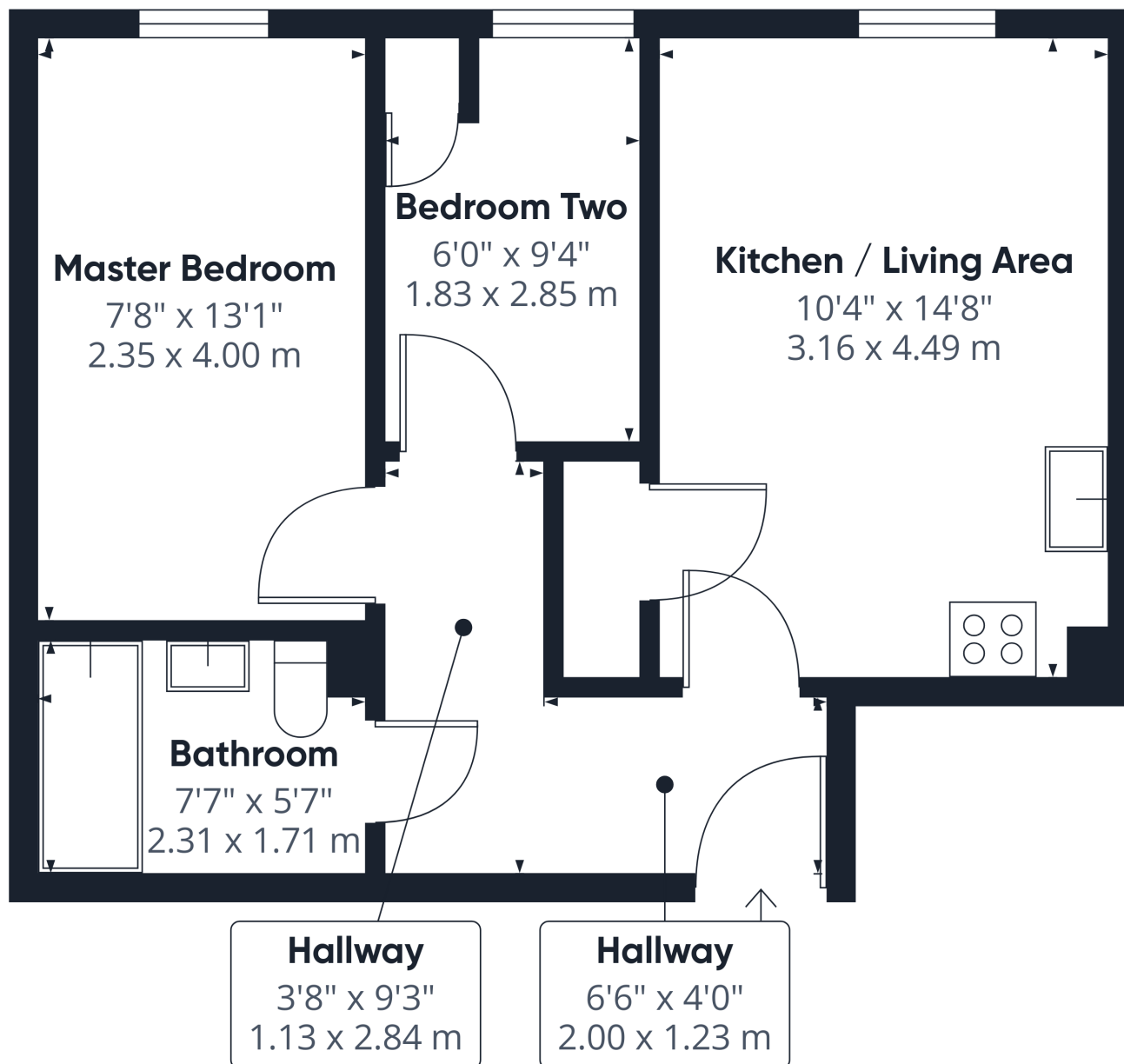
Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





Approximate total area⁽¹⁾

428 ft²

39.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360