

TO
LET



Indigo Court, Bath Lane, Mansfield, Nottinghamshire NG18 2ER

£695 pcm

Chadwells
Estate & Letting Agents

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PROPERTY SUMMARY

This modern part furnished second floor apartment presents an outstanding opportunity to enjoy contemporary living in a secure and well-maintained block. Featuring two generously sized bedrooms, a smartly designed bathroom, and an inviting open plan living area, the property is tailored perfectly for professionals, couples, or small families. The addition of allocated parking within a gated development further enhances convenience and security. Combining comfortable interiors with practical features and an enviable location, this apartment delivers a harmonious lifestyle close to everything Mansfield town centre has to offer.

Located just a short stroll from the vibrant heart of Mansfield, residents can immerse themselves in a diverse range of amenities including popular retail stores, charming cafés, varied restaurants, and leisure facilities suitable for all ages. Excellent local bus connections and nearby main road links make commuting straightforward, with easy access to Nottinghamshire's wider area. For those who appreciate green spaces, nearby parks provide the perfect setting for relaxation and outdoor activities, ensuring the property offers a balanced urban lifestyle with the best of both worlds.

POINTS OF INTEREST

- Offering Modern Living
- Part Furnished
- 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



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.

External

Secure gated parking with allocated parking space.

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)

Annual Service Charge: £1,251.00

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

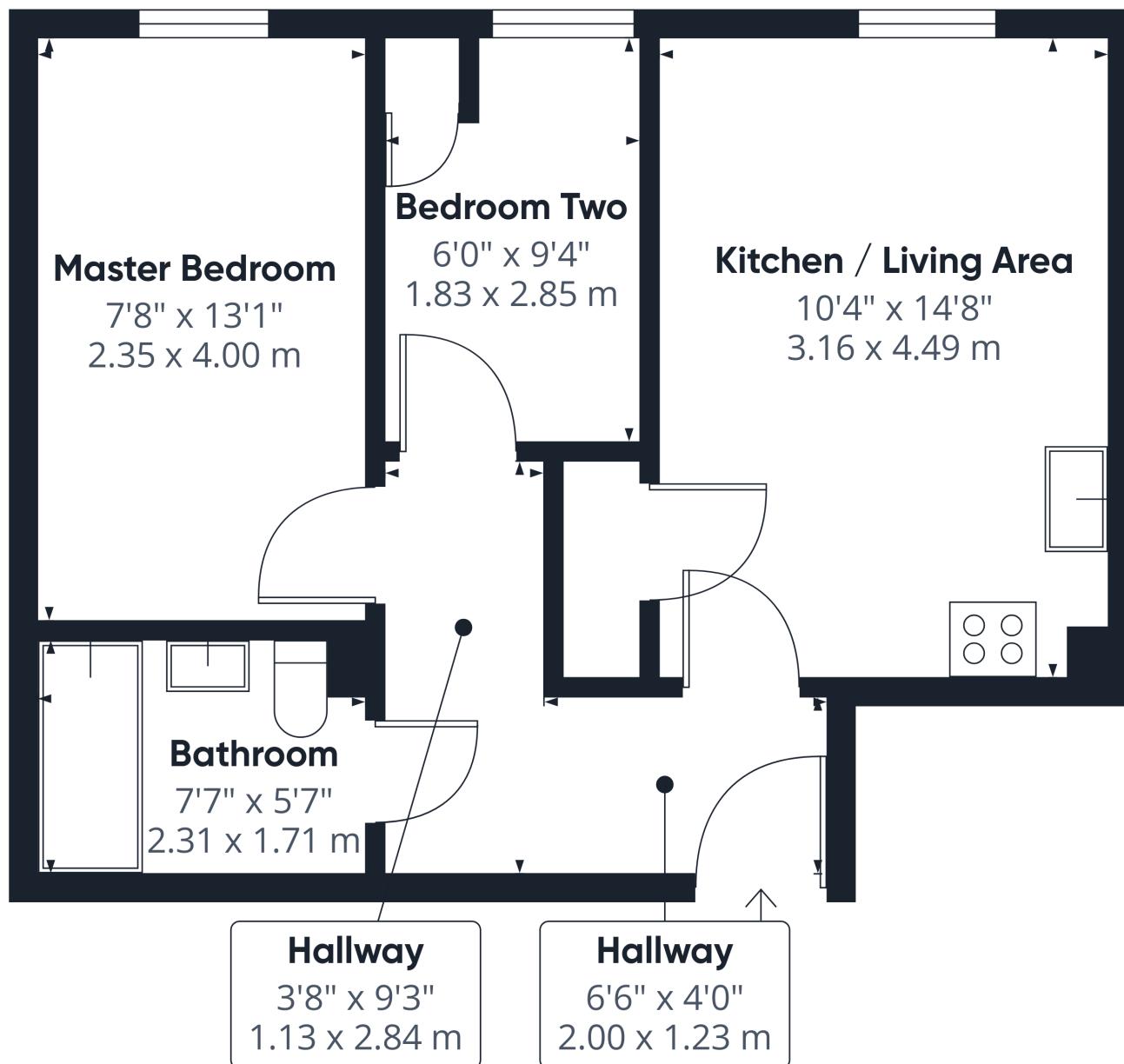
Is the property listed? No

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.

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