



**70 Kings Walk, Mansfield,
Nottinghamshire NG18 4XR**

£115,000

Tel: 0115 9680268



- Popular Location
- Separate Living Room
- Two Double Bedrooms
- Calling Investors & First Time Buyers
- Neutral Kitchen Diner
- Off Road Parking

Attention Investors! This well looked after, second floor apartment is suitable for any investor that is looking to add an instant earner to your portfolio. This apartment offers a well balanced internal layout and offers an array of positive features including two double bedrooms, great living space including a lounge and separate kitchen, off road parking and the ultimate convenience of having a handy array of local amenities and excellent transport links on its doorstep.

Initially, you will find this gem of an apartment situated on the first floor within a small and select block of similar modern apartments. The internal accommodation comprises a central entrance hub with two well-proportioned bedrooms including a master with a selection of fitted wardrobes. There is a separate bathroom with modern three-piece suite, handy storage cupboard and an open plan living with a lounge and a clearly defined kitchen area with a neutral fitted range of units and two well-placed balconies offering some outside space for you to sit out and relax.

This apartment also benefits from an allocated parking space round the back of the block and also has a secured intercom entry access into the main building itself.

ENTRANCE HALL

With ceiling lighting, radiator and a handy storage cupboard.

LOUNGE

w: 3.99m x l: 3.12m (w: 13' 1" x l: 10' 3")

A generous lounge with a radiator, ceiling lighting and a large double glazed window to the side elevation.

KITCHEN DINER

w: 5.41m x l: 2.77m (w: 17' 9" x l: 9' 1")

A well proportioned kitchen diner fitted with a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap, integrated oven, four ring gas hob, extractor hood over, plumbing for washing machine and space for a fridge. There is also ceiling lighting, radiator and a double glazed window.

BEDROOM ONE

w: 3.99m x l: 2.9m (w: 13' 1" x l: 9' 6")

A spacious double bedroom with a radiator, ceiling lighting and a double glazed window.

BEDROOM TWO

w: 3.35m x l: 2.9m (w: 11' x l: 9' 6")

A second double bedroom with a radiator, ceiling lighting and a double glazed window.

BATHROOM

w: 1.98m x l: 1.93m (w: 6' 6" x l: 6' 4")

A modern fully tiled bathroom with three piece suite comprising a panelled bath with internally plumbed shower over, wash hand basin and a low flush WC. There is also a radiator, ceiling lighting and an obscure double glazed window.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a leasehold property. With potential for vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

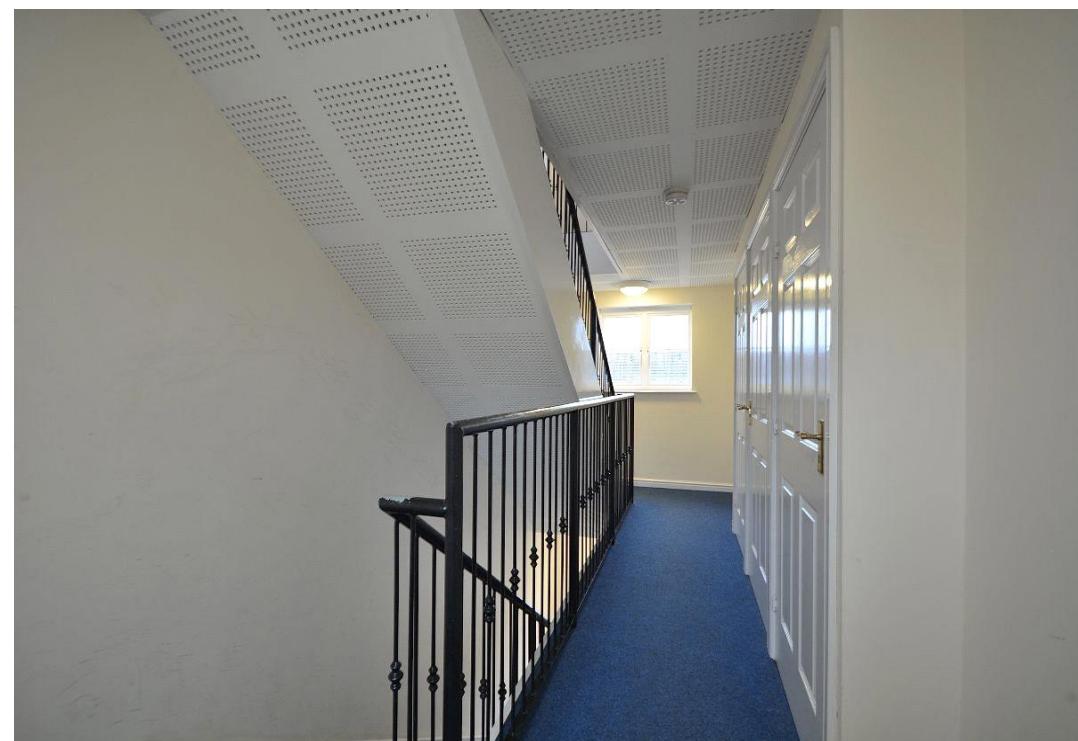
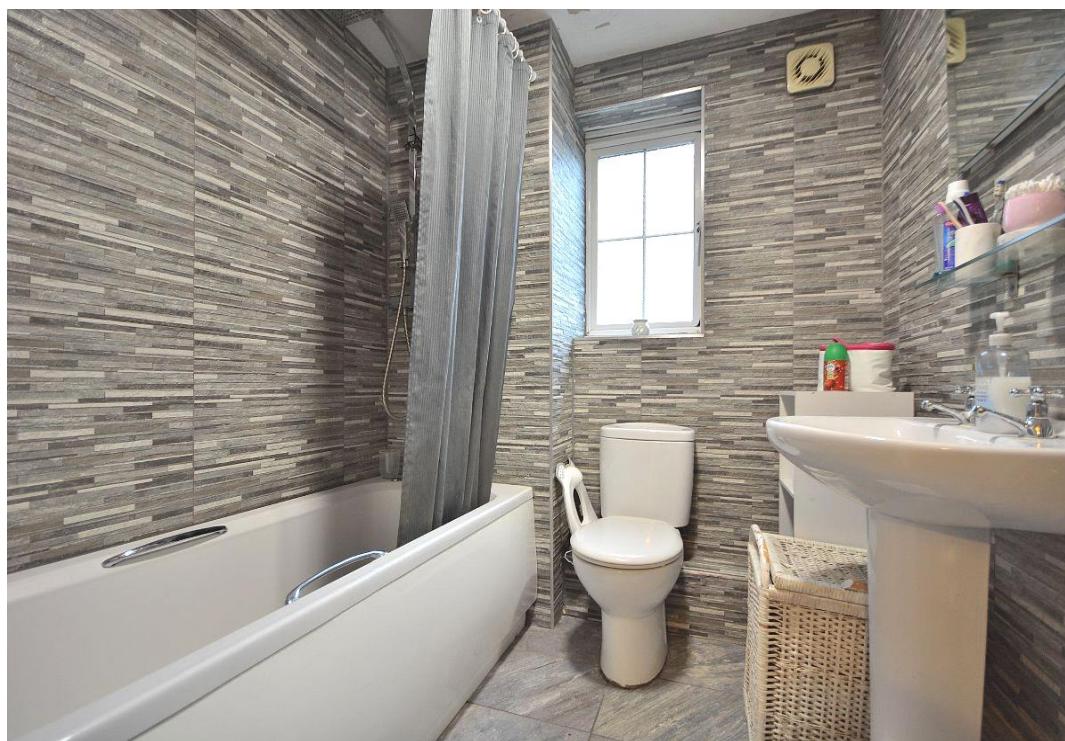
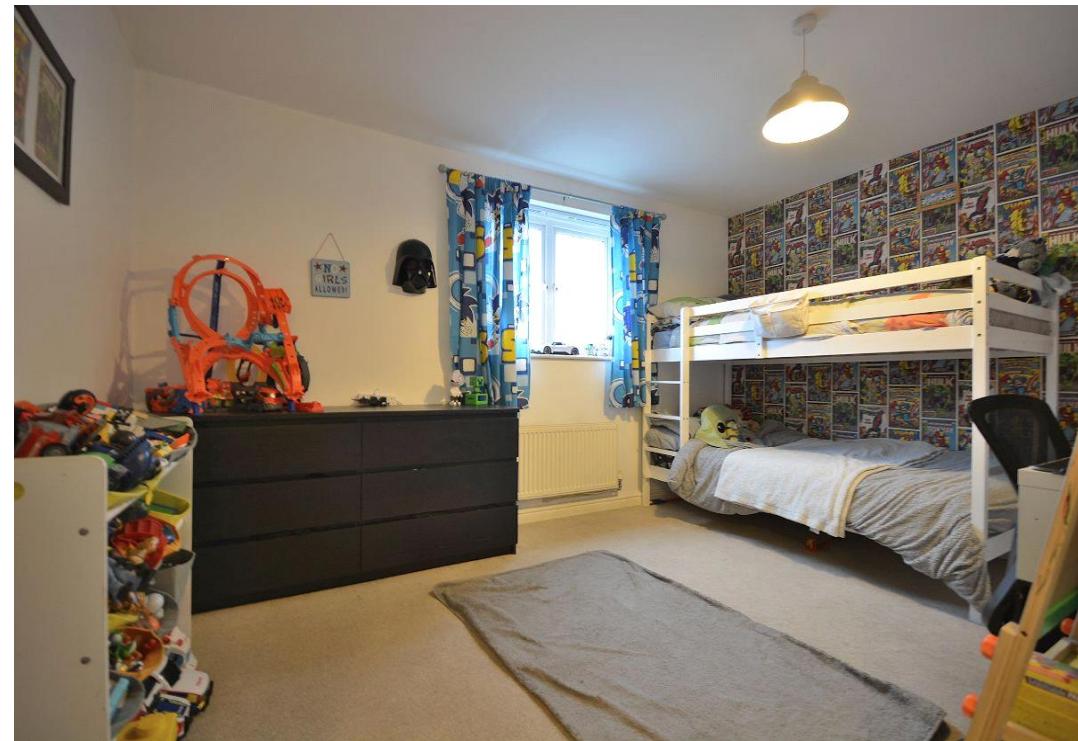
MORTGAGE ADVICE

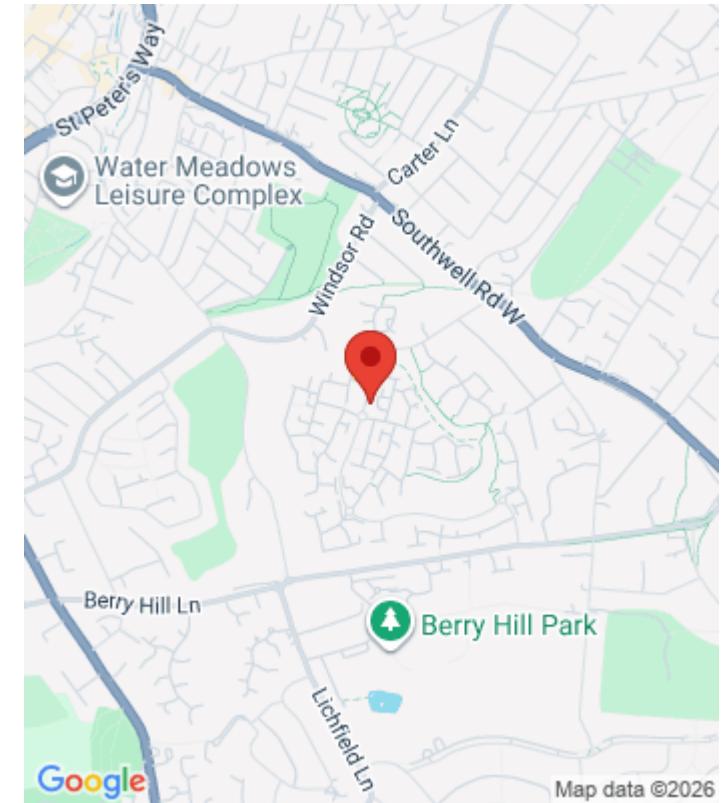
JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	84	84
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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