






# Apt 22, St. Crispins Court Stockwell Gate, Mansfield

## £80,000 Leasehold

TWO BEDROOM, FIRST FLOOR APARTMENT • IDEAL INVESTMENT OPPORTUNITY WITH RENTAL CURRENTLY £650 PCM • ALLOCATED PARKING FOR ONE VEHICLE • EARLY VIEWING HIGHLY RECOMMENDED • EPC RATING: B

41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
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John Sankey

50 YEARS











**Entrance Hall**
Accessed from the communal landing, the welcoming entrance hall features laminate flooring, an electric heater and power points. Internal doors provide access to all of the apartment's accommodation, creating a practical and well-connected layout.

**Lounge/Dining Area**
18' 11" x 11' 10" (5.77m x 3.61m)
(18'11" x 11'10" max) A spacious open plan living area, ideal for both relaxing and entertaining. Double glazed windows allow plenty of natural light to fill the room, while the generous layout comfortably accommodates both lounge and dining furniture. Further benefits include carpeted flooring, an electric heater, TV and power points, with open access leading into the kitchen.

**Kitchen**
12' 4" x 6' 9" (3.76m x 2.06m)
The contemporary kitchen is fitted with stylish two-tone wall and base units complemented by work surfaces incorporating a sink and drainer unit with mixer tap. Integrated appliances include a four-ring electric hob with extractor above and oven beneath, while there is additional space and plumbing for a fridge/freezer and washing machine. Complementary tiled splash-backs, spotlights to the ceiling and open access to the lounge/dining area complete this modern and sociable space.

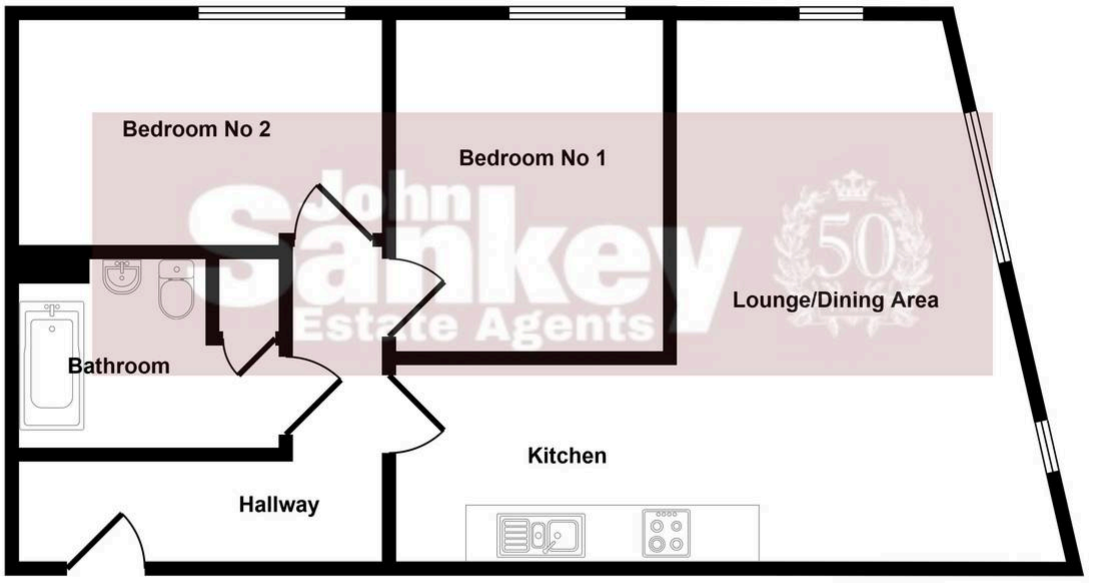
**Bedroom No 1**
11' 8" x 9' 5" (3.56m x 2.87m)
A well-proportioned double bedroom benefiting from a double glazed window providing natural light, together with an electric heater and power points.

**Bedroom No 2**
13' 0" x 7' 11" (3.96m x 2.41m)
Another comfortable double bedroom featuring a double glazed window, an electric heater and power points, making it ideal as a guest room, home office or second bedroom.

**Bathroom**
The modern bathroom comprises a three-piece suite including a low flush WC, a vanity wash hand basin with mixer tap and storage drawers beneath, and a P-shaped bath with mixer shower attachment and fitted glazed shower screen. Contemporary wall tiling, spotlights to the ceiling and a useful airing cupboard housing the tank complete the room.

**Outside**
To the rear of the development, the apartment benefits from an allocated parking space for one vehicle, providing convenient off-road parking.

**Additional Information**
Tenure: Leasehold Council Tax Band: A
Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker. Lease Information: We have been told by our clients that, Premier Property management are the management company for the development, Service charge is £1010 + £92 for car park every 6 months (£2,204) a year. Billed in January & July. Ground rent is £401.58 June 1st to May 31st every year. Lease 99 years from 1st June 2012. Please note, all costs are subject to change. Please also note that there are ongoing external improvement cladding remediation all of which is already funded and due to complete later this year. There is also some of the apartments which have experienced damp which arises from further improvements to the water run off from the roof which we have been informed will be done when the cladding is finished.




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

**INVESTMENT OPPORTUNITY – TENANT IN SITU**. Offered to the market exclusively for investors, this well-presented two bedroom first floor apartment provides an excellent opportunity to acquire a property with an established tenant already in place, offering an immediate rental income of **£650 per calendar month**, subject to the existing tenancy agreement.

The apartment features a spacious open plan lounge, dining and kitchen area, creating a bright and sociable living space, together with two well-proportioned double bedrooms and a contemporary bathroom. The accommodation has been well maintained and offers low-maintenance living, making it an attractive addition to any investment portfolio.

Externally, the property benefits from an **allocated parking space for one vehicle**, while its convenient location provides easy access to **Mansfield Town Centre**, a wide range of local amenities, public transport links and excellent road connections, including the **A38**, making it a popular choice for tenants.

With a tenant already in occupation, allocated parking and a convenient location, this is a ready-made investment opportunity for landlords looking to expand their portfolio. **Early viewing is highly recommended.**

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