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**7 THE HAYLOFT, BERRY HILL LANE**

**MANSFIELD**

**NOTTINGHAMSHIRE**

**NG18 4FT**



**£250,000**

**VIEWING**

By appointment through the selling on (01623) 422000  
16 Albert Street, Mansfield, Nottinghamshire, NG18 1EB

**TENURE**

Leasehold

- Luxury Three Floor Apartment
- Three Double Bedrooms
- Modern Kitchen and Bathroom
- Stunning Living Spaces
- Beautiful Grounds
- Private Balcony
- Allocated Parking

## **7 THE HAYLOFT, BERRY HILL LANE, MANSFIELD**

**This stunning property is set within the luxury Hayloft apartments in Berry Hill offering a stylish living space split across three floors. The is a large open plan living area incorporating a modern kitchen and three good sized double bedrooms. Whilst there are beautiful shared grounds this property boasts a private courtyard ideal for entertaining in the summer month. There is allocated parking and the abundant amenities that Mansfield has to offer can be reached in just short walk.**

Glazed double doors opening into:

### **ENTRANCE HALLWAY**

This fabulous entrance hall has ample space to take off your shoes and coats and offers a warm welcome with its stylish column radiator. There is a wooden floor and the hallway gives access to the living room, W.C and stairs to the first floor.



### **LIVING SPACE**

A spacious living room with a continuation of the wood flooring. There are large patio doors with windows either side and further windows overlooking the courtyard affording this room plenty of light. There is ample space for a dining set, lounge suite and storage furniture.



## **7 THE HAYLOFT, BERRY HILL LANE, MANSFIELD**

### **MODERN KITCHEN**

Finished in a high white gloss there are a range of wall and base units with granite effect roll top work surfaces and subway style tiled surround. The kitchen boasts a number of integrated appliances to include a fridge-freezer, electric oven and four ring electric hob with stainless steel extractor over along with an inset sink with chrome mixer tap. There is a sash window to the front, ceiling spotlights, wooden flooring and two stylish radiators.



### **DOWNSTAIRS W.C**

With coordinated wall and floor tiling, wall mounted wash-hand basin, W.C with integrated flush and ceiling light point.



## **7 THE HAYLOFT, BERRY HILL LANE, MANSFIELD**

### **STAIRS TO FIRST FLOOR LANDING**

This landing really has the wow factor with its beautiful arched window overlooking the grounds and wooden balustraded staircase. The landing has ceiling light point, column radiator and gives access to the family bathroom and bedrooms one and two. The size of the landing means it lends itself well as an additional living space; the perfect spot to unwind with a good book.



### **BEDROOM TWO**

**13'9" x 11'** A good-sized double bedroom with opaque window to the rear, column radiator, power points, ceiling spotlights and plenty of space for sizable bedroom furniture.



## **7 THE HAYLOFT, BERRY HILL LANE, MANSFIELD**

### **BEDROOM THREE**

11'1" x 11' Another good-sized double bedroom with opaque window to the rear, column radiator, power points, ceiling spotlights and the benefit of fitted bedroom furniture.



### **BATHROOM**

This modern bathroom has the benefit of both wall and floor tiling and has been fitted with a four-piece white suite to include deep double ended bath with wall mounted mixer taps, quadrant shower cubicle, wall mounted wash-hand basin and W.C with integrated flush. There is a feature porthole window, large towel rail radiator and ceiling light point.



## **7 THE HAYLOFT, BERRY HILL LANE, MANSFIELD**

Stairs to the second floor opening into:

### **MASTER BEDROOM**

**22'4" x 19'3"** This fabulous master bedroom has feature sloping ceiling, Velux roof window, stained glass window overlooking the first floor, built in storage cupboards, ceiling light point and radiator.



### **OUTSIDE**

This property has the benefit of a private courtyard accessed from the first floor living space. This is the perfect spot for relaxing with a glass of wine in the evening. Looking for a bit more space then the attractive grounds are sure to entice and being just a short walk from Berry Hill Park means there are plenty of outdoor spaces on offer.



**7 THE HAYLOFT, BERRY HILL LANE, MANSFIELD**

**ADDITIONAL INFORMATION**

**Council Tax Band:** D

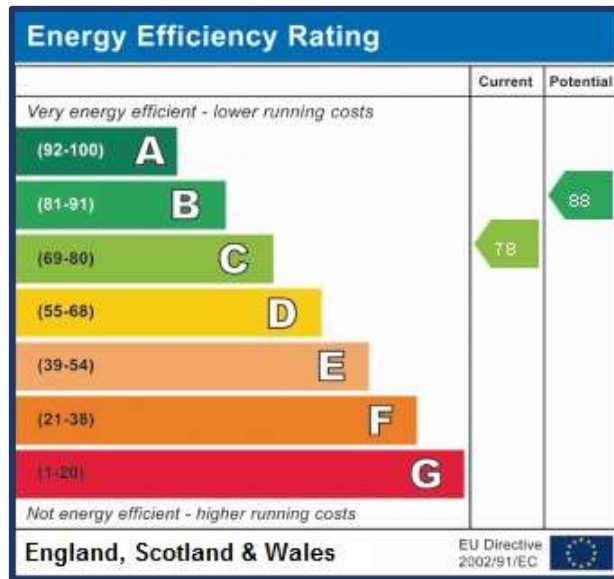
**Local Authority:** Mansfield District Council

**Ground Rent:** Awaiting details

**Maintenance Charge:** Awaiting details

**Stamp Duty on Asking Price** - £2,300.00 (This will change if you are purchasing as a second home/investment property or are a first-time buyer).

**ENERGY PERFORMANCE RATING**



## **7 THE HAYLOFT, BERRY HILL LANE, MANSFIELD**

### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.