

TO  
LET



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

£695 pcm

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## PROPERTY SUMMARY

### PART FURNISHED APARTMENT OFFERING MODERN LIVING...

This modern second floor two bedroom apartment sits within a secure block and is located close to Mansfield town centre. Offering open plan lounge/kitchen, two bedrooms, bathroom and allocated parking. Viewing comes highly recommended.



## POINTS OF INTEREST

- Located Close To Mansfield Town Center.
- Allocated Parking
- Offering Modern Living
- Part Furnished
- Two Spacious Bedrooms



#### 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

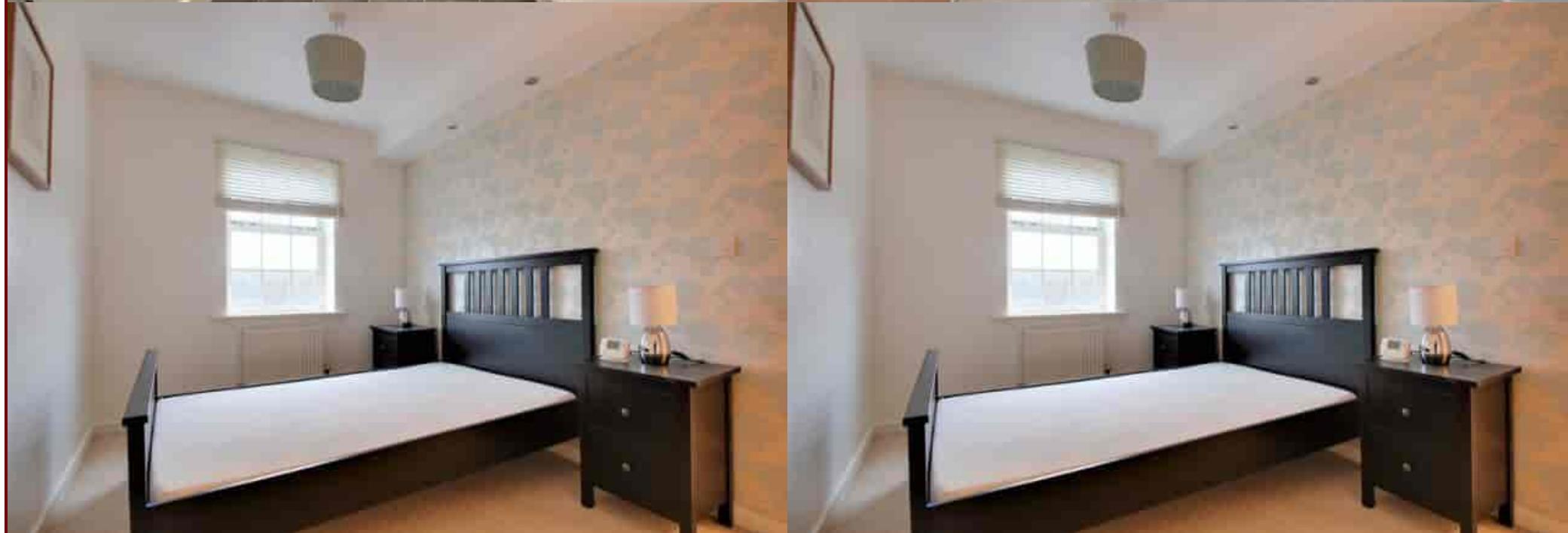
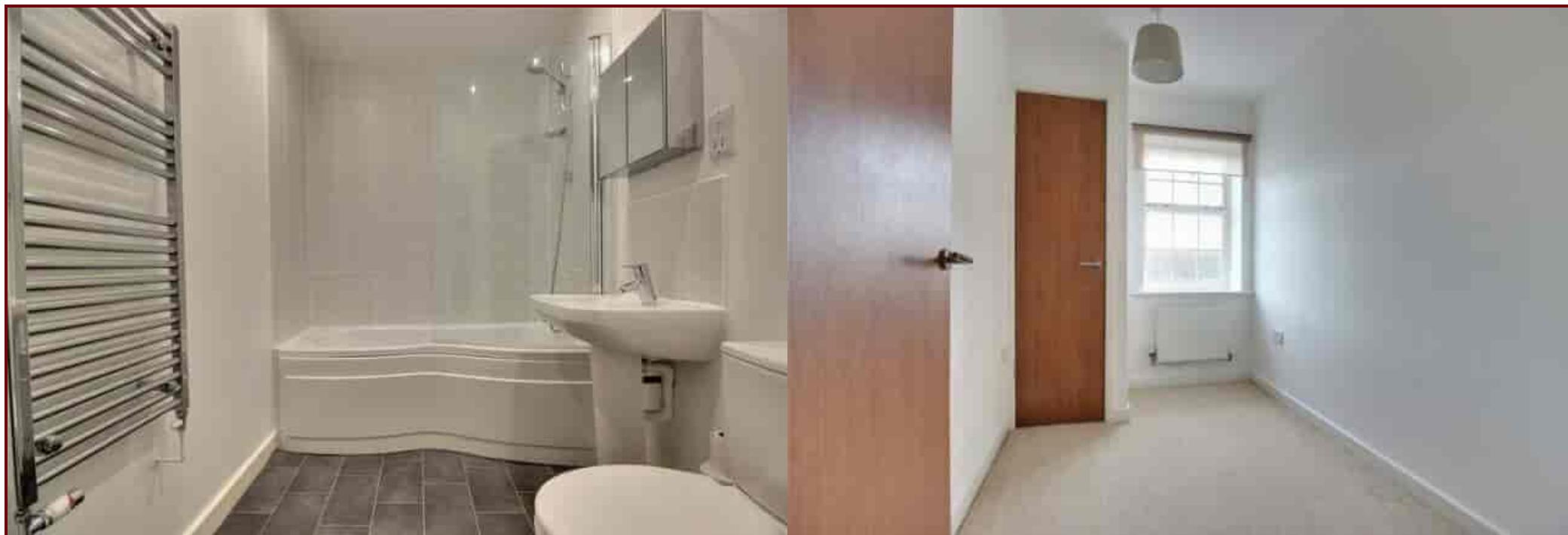
Any risk of coastal erosion? No

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



*Ground Floor*

