



The Mail Box, Church Street,
Mansfield, Nottingham
NG18 1AE

£75,000 Leasehold



***PRICE GUIDE £75,000 - £80,000 ***

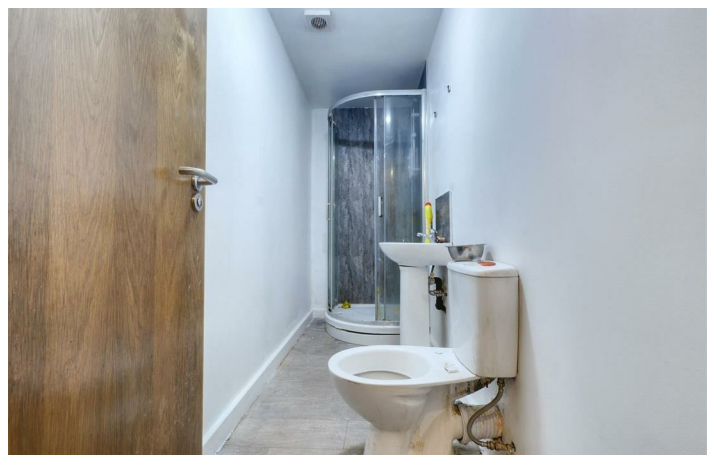
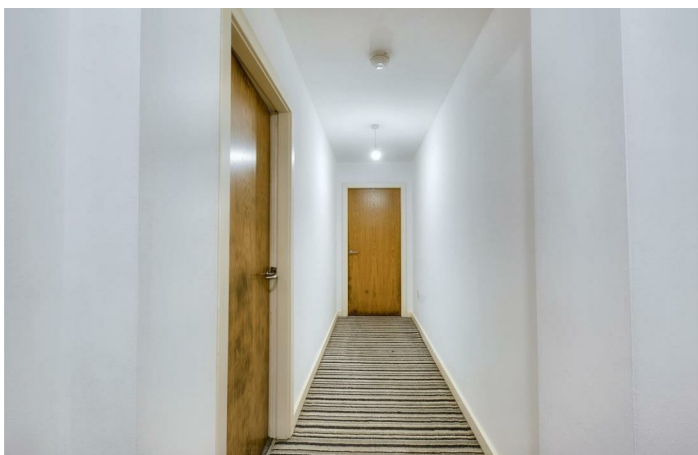
Robert Ellis is delighted to present this recently converted 1-bedroom apartment within the development known as 'The Mail Box' located on Church Street, Mansfield.

The property, constructed of stone, was formerly part of the main Post and Sorting Office for Mansfield and has been thoughtfully converted into modern apartments.

Situated on Church Street, 'The Mail Box' offers a plethora of amenities right at your doorstep, including national supermarkets, reputable bars, eateries, and retail options like Four Seasons Shopping Centre and St. Peter's Retail Park. Mansfield Town Centre is just a stone's throw away, providing a vibrant and welcoming atmosphere. Public transport links, including bus, coach, and train services, are conveniently close, offering easy access to Nottinghamshire and Nottingham City Centre.

In brief, the apartment features a communal secure entrance hallway, an inner hallway, a shower room, a double bedroom, and an open-plan living, dining, and kitchen area. Previously rented, the property is now available for sale with no upward chain, making it an ideal opportunity for first-time buyers or buy-to-let investors. Positioned on the ground floor, it offers ease of access and convenience.

For more information or to arrange a viewing, please contact the office today.



Entrance Hall

With secure communal entrance door to the front, corridor leading to the hallway of the apartment.

Open Plan Living/Kitchen Diner

15'6 x 14'9 approx (4.72m x 4.50m approx)

With a range of matching wall and base units incorporating a laminate work surface over, integrated oven with ceramic hob above, tiled splashback, stainless steel extractor over, recessed spotlights to the ceiling, ceiling light point, wall mounted electric heater, space and plumbing for an automatic washing machine, stainless steel sink with mixer tap over, space and point for a free standing fridge freezer, laminate flooring, linoleum flooring to the kitchen area with carpeting to the floor, UPVC double glazed window to the side. Panelled door to entrance hallway.

Hallway

3'9 x 17'8 approx (1.14m x 5.38m approx)

Front entrance door, ceiling light point, electrical consumer unit and panelled doors to:

Bedroom 1

10'10 x 12'9 approx (3.30m x 3.89m approx)

Ceiling light point, wall mounted electric heater, carpeted flooring, opening through to living/kitchen diner.

Bathroom

10'8 x 3'8 approx (3.25m x 1.12m approx)

Three piece suite comprising of a shower enclosure with electric shower above, pedestal wash hand basin, low flush w.c., ceiling light point, extractor fan, linoleum flooring and wall mounted electric heater.

Council Tax

Mansfield Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 18mbps Superfast 58mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

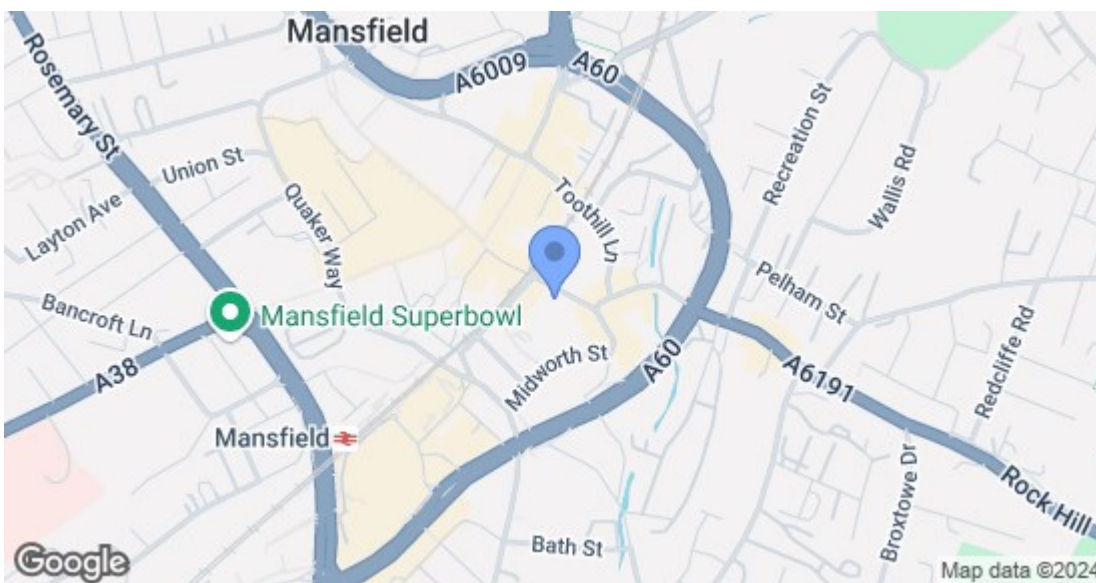
Flood Risk – No, surface water high

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.