

16 albert street  
mansfield  
nottingham  
NG18 1EB

need2view  
property services  
Sales & Lettings

tel: 01623 422000  
fax: 01623 421068

www.need2view.co.uk  
mansfield@need2view.co.uk

**NO  
CHAIN**

**17 BLACK ROCK WAY  
BERRY HILL, MANSFIELD  
NOTTINGHAMSHIRE  
NG18 4YE**



**OFFERS OVER £95,000**

**VIEWING**

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

**TENURE**

Leasehold

- Stylish Top Floor Apartment
- Popular Location
- Two Bedrooms
- Dining Kitchen
- Gas Central Heating
- Allocated Parking Space

**17 BLACK ROCK WAY, BERRY HILL, MANSFIELD, NOTTINGHAM**

**This is a spacious top floor two bedroom apartment located in the highly desirable Berry Hill Quarry. With allocated parking space and secure telephone entry system this modern apartment is ideal for a working professional.**

Telephone entry system to both the communal front door and communal rear door.

Doorway to the apartment opens into:

**HALLWAY**

With ceiling light point, radiator, power points, telephone point, smoke alarm, doorway to airing cupboard and another doorway to a separate storage cupboard.



**LOUNGE**

**12'6" x 14'6"** With ceiling light point, power points, telephone point, TV aerial point and UPVC double glazed patio doors with Romeo and Juliet balcony.



**17 BLACK ROCK WAY, BERRY HILL, MANSFIELD, NOTTINGHAM**

**DINING - KITCHEN**

**15' max x 7' max** With a range of wall and base units with roll top work surfaces and coordinated tiled surround, 1½ bowl single drainer stainless steel sink with chrome mixer taps, four ring electric hob, integrated electric oven and grill, fridge freezer, space and plumbing for washing machine, radiator, ceiling light point, power points and UPVC double glazed window. The dining area has ceiling light point and power points.



**BEDROOM ONE**

**14' max x 12'** With ceiling light point, UPVC double glazed window to the front, radiator, power points and recess for wardrobes.



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**BEDROOM TWO**

11'6" x 7' UPVC double glazed window to the front, ceiling light point, power point and radiator.



**BATHROOM**

With UPVC double glazed window, ceiling light point, extractor, towel rail radiator, three piece white suite comprising panelled bath with shower head mixer taps, glazed shower screen, pedestal wash hand basin, close coupled W.C and part wall tiling.



**ADDITIONAL INFORMATION**

**Council Tax Band: A**

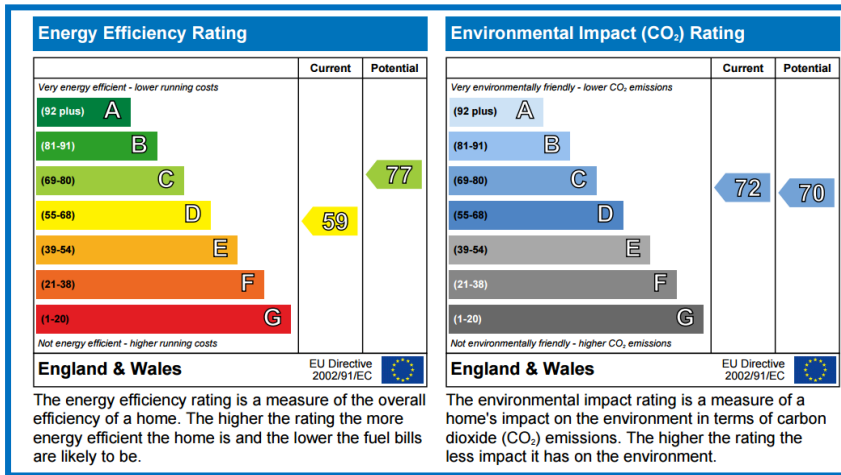
**Local Authority: Mansfield**

**Primary School: Berry Hill Primary and Nursery**

**Secondary School: The Samworth Church Academy**

**Stamp Duty: Nil (additional costs may be incurred if being purchased as a second property)**

**ENERGY PERFORMANCE RATING**



## **17 BLACK ROCK WAY, BERRY HILL, MANSFIELD, NOTTINGHAM**

### **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.