



£200,000

8 OAK BANK MANOR CROW HILL RISE | MANSFIELD | NG19 7AY

BuckleyBrown
ESTATE AGENTS

A genuinely unique offering that simply oozes grandeur! The soaring ceilings and stunning character of the building create an incredible first impression. A true hidden gem, perfectly positioned for town and transport links yet retaining that wonderful rural feel — and just wait until you step out onto the roof terrace!

-Tim, Valuer

A spacious two-bedroom apartment occupying a unique and convenient position in Mansfield, quiet yet ideally located for walkable access to the town centre and the wide range of amenities, shops, restaurants and leisure facilities it has to offer. The property also benefits from excellent access to Chesterfield Road and surrounding areas, making it particularly well placed for commuters and those looking for convenient access to local transport links. Featuring a large private terrace, generous living accommodation and occupying a distinctive position in the exclusive Crow Hill Drive area of Mansfield this is a property that offers both practicality and something a little different.

Accessed via a shared ground floor entrance, the property is positioned on the first floor and is approached through a welcoming hallway, providing access to the main living accommodation.

The first-floor landing leads to a spacious kitchen/living room and separate reception room, both benefiting from patio doors opening directly onto the private tree-level terrace. The two bedrooms are positioned at either end of the apartment, providing excellent separation and privacy. The property also features a main bathroom and a private en-suite to the second bedroom.

Externally, the property benefits from an impressive southwest-facing terrace featuring a combination of artificial grass and paved patio areas, creating an attractive and low-maintenance outdoor space ideal for relaxing and entertaining. There is also a spacious gated car park to the front of the building, providing ample off-street parking.





Ground floor Hall

Leading up to the apartment.

Landing and Hallway

Spacious carpeted landing and hallway leading into the kitchen/living room and reception room.

Kitchen/Living Room 13'10" x 24'3"

Spacious kitchen area featuring vinyl flooring, integrated appliances including an oven and an induction hob, built in fridge, freezer and a dishwasher and washing machine that will be included in the sale. The kitchen benefits from an inset sink, ample storage space and a rear-facing window providing plenty of natural light.

Spacious carpeted living room featuring a central heating radiator and patio doors opening onto the terrace, creating a bright and inviting space.

Reception 12'7" x 15'2"

Spacious reception room featuring carpeted flooring, a feature fireplace, high ceilings and doors opening into the rear terrace, creating a bright and characterful living space

Bathroom 6'6" x 9'1"

Three piece suite with bath, low flush WC and hand wash basin. Large window to the rear.

Bedroom One 8'11" x 15'3"

Spacious master bedroom featuring extensive fitted wardrobes and drawers, carpeted flooring, and a window overlooking the rear elevation.

Bedroom Two 12'7" x 10'1"

Spacious bedroom featuring carpeted flooring, built-in wardrobes and drawers, along with windows overlooking the rear, providing plenty of natural light. This room also has access to its own en suite.



En Suite 4'10" x 7'9"

Three piece en suite with hand wash basin, low flush WC and shower.

Terrace (see agent note) 21'10" x 40'11"

Impressive terrace area featuring a combination of artificial grass and paved patio areas, providing an attractive and low-maintenance outdoor space ideal for relaxing and entertaining.

Outside

Spacious private car park to the front of the building, providing ample off-street parking for residents and visitors.

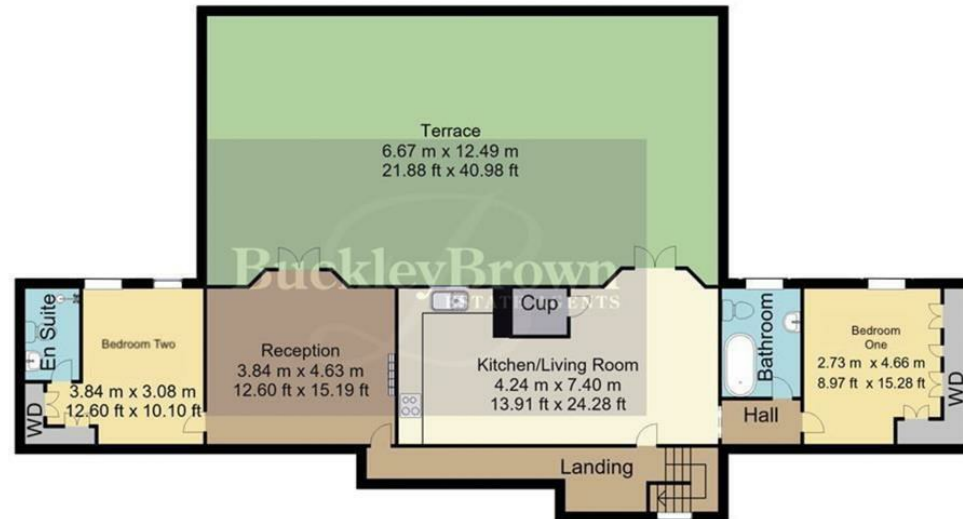
AGENTS NOTE

Large private-use roof terrace – a particularly attractive feature of the property, providing a substantial outdoor space for the sole use of the flat owner. The terrace does

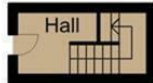
not form part of the flat itself, but the lease provides the owner with the right to use it, subject to the maintenance obligations set out in the lease.



First Floor
194sq.m/2085.47sq.ft
Approx



Ground Floor
7sq.m/74.34sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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