



MELBOURNE
Sales & Lets

Mercia Court, Derby, DE65 6FF
£125,000

Entrance Hall

Door to the front, radiator to the side, alarm key pad, fuse board.

Kitchen

Fitted kitchen, built in fridge freezer, built in oven, hob and hob hood, washing machine, sink and tap.

Dining

Built in boiler cupboard, radiator to the rear.

Lounge

Window to the rear, radiator to the rear, thermostat.

Bathroom

Low level toilet, bath shower, wash hand basin with silver tap, shelving.

Bedroom

Double glazed non UPVC window to the front, radiator to the front, cupboard to the rear.

Tenure

Leasehold 125 years from 1 October 2005

Council Tax Band

South Derbyshire Council

Council Tax Band : A

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.
All viewings are by appointment only.

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the

Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.

