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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Flat 4, Robisons Court, 3-5 Mundy Street, Heanor, Derbyshire , DE75  
7EB  
£70,000**



**FEATURES:**

- No Upward Chain
- Downstairs Flat
- One Bedroom
- Ideal for Investor
- Close to Town Centre
- Parking Space
- UPVC Double Glazing
- Gas Central Heating System
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**COUNCIL TAX BAND: A EPC RATING: C**

Taylor Brown & Simms offer for sale this One bedroom ground floor flat, offered for sale with no upward chain. IDEAL FOR INVESTOR, Briefly comprising of lounge, kitchen, bedroom and shower room. Benefits include UPVC double glazing, gas central heating, parking space, gated entrance. Close to Town Centre!!

**Lounge 3.66 x 3.61**

UPVC double glazed window to side, radiator, storage cupboard, doors to bedroom and kitchen.

**Kitchen 2.29 x 1.98**

Base and wall units with roll top work surface, sink unit with drainer, part tiled walls, space for fridge, integrated oven, hob and extractor above.

**Bedroom 3.29 x 2.86**

UPVC double glazed window to side aspect, radiator, door to shower room.

**Shower Room**

Three piece suite comprising of shower cubicle, WC, pedestal hand wash basin, part tiled walls, radiator.

**Outside**

There is a secure gated access to the grounds of the block of flats, the property also has one parking space.

**NOTICE TO PROSPECTIVE PURCHASERS**

Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & Simms Estate Agents knowledge. However, the information and measurements should not be relied upon to form any part of a contract or any offer made. The information offered is for guidance only particularly in relation to any listed appliances being in full working order. Purchasers should make their own investigations to verify correctness of same particularly if they intend to purchase the property for a specific use or purpose. The information contained within the brochure should not be republished or copied in any way for any other form of advertising or use without Taylor Brown & Simms permission.

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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