



Robin Down Court
Mansfield

Robin Down Court Mansfield NG18 4SQ

for sale offers in the region of
£130,000



Property Description

Robin Down Court, £130,000

This well-presented two-bedroom first floor flat at Robin Down Court offers an excellent opportunity for first-time buyers and investors alike. Ideally positioned with convenient transport links, including a bus route located directly outside the property, it provides easy access for commuters and local amenities.

The accommodation features a spacious and bright lounge, perfect for relaxing or entertaining, alongside a well-appointed family bathroom. The generous master bedroom offers ample space and comfort, complemented by a second bedroom suitable for guests, family members or a home office.

Further benefits include a private garage, providing valuable storage or secure parking.

With strong rental demand in the area, this property represents an attractive investment opportunity for landlords seeking a reliable addition to their portfolio. Combining space, convenience and excellent value at £130,000, this is a property not to be missed.

Entrance Hall

Entry is gained via a wooden front door into the entrance hall, which benefits from a wall mounted radiator, useful storage cupboard and an additional cupboard housing the boiler. The room is finished with carpet flooring.

Lounge

The lounge is a well-proportioned reception room featuring two double glazed windows to the front elevation, allowing plenty of natural light. Further benefits include two wall mounted radiators and carpet flooring throughout.

Kitchen

The kitchen is fitted with a range of matching wall and base mounted units with complementary work surfaces incorporating a stainless steel sink and drainer. Additional features include a useful storage cupboard and tiled splashbacks. Integrated appliances comprise a fridge, electric oven with gas hob and cooker hood. A double glazed window to the front elevation provides natural light, and the room is finished with carpet flooring.

Bedroom One

Bedroom One benefits from a double glazed window to the rear elevation, fitted double wardrobes providing ample storage, a wall mounted radiator and carpet flooring.

Bedroom Two

Bedroom Two benefits from a double glazed window to the rear elevation, fitted double wardrobes offering useful storage, a wall mounted radiator and carpet flooring.

Bathroom

The bathroom is fitted with a three-piece suite comprising a ceramic low flush WC, wash hand basin and panelled bath with shower over. Additional features include radiator a shaving point, tiled walls and a double glazed opaque window to the rear elevation. The room is finished with vinyl flooring.

Externally

To the front, the property benefits from communal grounds with a lawned area and fenced boundary. To the rear, there is access to communal parking together with a garage, providing useful off-street parking and storage.

Garage In Block

Located within a block, the garage provides useful storage and parking space, benefiting from a single up-and-over door. Please note there is no power or lighting connected to the garage.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Ground Floor

Total floor area 64.9 m² (698 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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12 Albert Street
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EPC Rating: B Council Tax
 Band: B

Service Charge: 935.00 Ground Rent:
 15.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/MFD209941

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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