

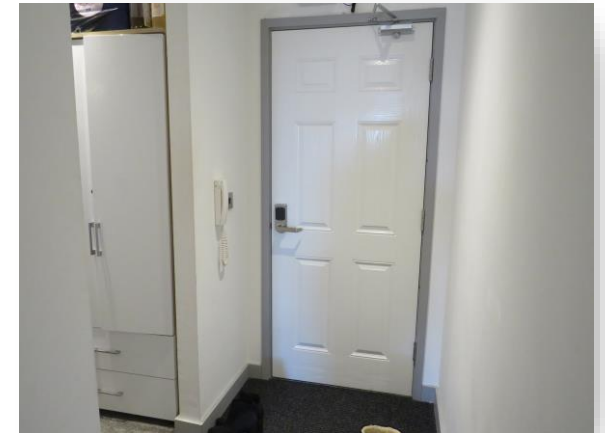


**St. Peters House Princes Street, Town Doncaster**

**welcome to**

**St. Peters House Princes Street, Town Doncaster**

This is an excellent investor opportunity! Situated in the centre of Doncaster is this modern one bedroom flat which is also an excellent base for young couples. The property is close to local amenities and transport links.



**Entrance Hall**

Access through the ground floor lobby and intercom which leads you to the entrance hall.

**Intercom**

Access through the ground floor lobby and intercom which leads you to the entrance hall.

**Entrance Hall**

There is a storage area and access through to the lounge and kitchen.

**Lounge/kitchen**

13' 7" x 13' ( 4.14m x 3.96m )

With two rear facing double glazed windows and a central heating radiator.

**Kitchen Area**

Fitted with modern wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. There is an integrated electric oven with extractor fan above, complimentary splash back tiling, area for a washing machine and fridgefreezer.

**Bedroom**

10' 4" x 9' 6" ( 3.15m x 2.90m )

With a glazed window panel allowing light into the room and a central heating radiator.

**Bathroom**

Fitted with a WC, a wash hand basin and shower cubicle with shower. There is tiling to the walls and floor, extractor fan and a heated towel rail.



**view this property online** [williamhbrown.co.uk/Property/DCR120151](http://williamhbrown.co.uk/Property/DCR120151)



welcome to

## St. Peters House Princes Street, Town Doncaster

- GUIDE PRICE 70,000 - 80,000
- SITUATED IN THE CENTRE OF DONCASTER
- INVESTMENT OPPORTUNITY
- LOUNGE
- KITCHEN

Tenure: Leasehold EPC Rating: C

guide price

**£70,000-£80,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williambrown.co.uk/Property/DCR120151](http://williambrown.co.uk/Property/DCR120151)

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
DCR120151 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01302 327121**



[doncaster@williambrown.co.uk](mailto:doncaster@williambrown.co.uk)



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



[williambrown.co.uk](http://williambrown.co.uk)