



St. Peters House Princes Street, Town Doncaster

welcome to

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This modern larger average one bedroom apartment is situated in this popular location in Doncaster city centre. The property has access to local amenities and excellent transport links.



Communal Entrance

With an intercom entry system, lift and stairs which rise to all floors.

Entrance Hall

With a composite fire door with electric code handle, intercom and storage space.

Living Kitchen

21' 11" x 14' 1" (6.68m x 4.29m)

With two rear facing double glazed windows and two side facing double glazed windows. Fitted with a range of high gloss wall wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a built-in electric hob and oven with extractor above, space for a washing machine and fridge. There is a central heating radiator, tiled flooring to the kitchen and splashback tiling.

Bedroom

10' x 9' 7" (3.05m x 2.92m)

With a central heating radiator.

Bathroom

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



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St. Peters House Princes Street, Town Doncaster

- GUIDE PRICE 85,000 - 95,000
- SITUATED IN DONCASTER CITY CENTRE
- INVESTMENT OPPORTUNITY
- WITHIN WALKING DISTANCE OF LOCAL AMENITIES
AND EXCELLENT TRANSPORT LINKS

Tenure: Leasehold EPC Rating: C

guide price

£85,000-£95,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DCR120152](https://www.williamhbrown.co.uk/Property/DCR120152)

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:
DCR120152 - 0005

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.



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