



The Old Library Mcconnel Crescent, New Rossington Doncaster

welcome to

The Old Library Mcconnel Crescent, New Rossington Doncaster

This well-presented one bedroom ground floor apartment is ideal for a first time buyer or investor with a current rental income of £525pcm and has an open plan kitchen living diner, an en-suite bathroom and is available with no onward chain.



Entrance Porch

With a side facing sealed unit door which provides access into the open plan kitchen living diner.

Kitchen Living Diner

14' 11" x 15' 1" (4.55m x 4.60m)

Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has an electric hob with extractor hood above, an electric oven and grill, plumbing for a washing machine and area for a fridge and freezer. There is splashback tiling, partial tiling to the floor, two rear facing double glazed windows, an electric radiator and area for a range of dining and living space. With access through to the bedroom.

Bedroom

14' 9" x 13' 9" max (4.50m x 4.19m max)

With two rear facing double glazed windows and an electric radiator. There is access to the en-suite shower room.

En-Suite Shower Room

Fitted with a WC, a wash hand basin on a vanity unit with mixer tap and a corner enclosed shower with tiled surround. There is a towel rail and a rear facing obscure double glazed window.

Outside

There is a ramp which provides access to the entrance porch whilst there is a non-allocated communal car park to the front.

Additional Information

The current vendors have made us aware that there is a 125 year lease with 116 years remaining. The annual ground rent is £154.63 with the current service charge being £1121 per annum. There is electric supplied heating and water.



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The Old Library Mcconnel Crescent, New Rossington Doncaster

- ONE BEDROOM GROUND FLOOR APARTMENT
- IDEAL FOR RETIREMENT/INVESTOR OR FIRST TIME BUYER
- NO ONWARD CHAIN
- CURRENT RENTAL INCOME OF £525PCM
- COMMUNAL CAR PARK

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR124174 - 0002

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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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