



Flat 4 Victorian Crescent, Town Moor Doncaster

welcome to

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Situated in the sought after location of Town Moor close to Townfields, Doncaster Racecourse and the City Centre is one bedroom first floor flat which is ideal for first time buyers and investors with current rental income of £675 pcm.



Communal Entrance Porch

With a secure intercom front facing door and stairs which rise to the first floor flat.

Entrance Hall

With two side facing double glazed windows, a central heating radiator and intercom system.

Lounge

15' 3" x 13' 8" (4.65m x 4.17m)

With rear and side facing double glazed window, a built-in cupboard and a central heating radiator.

Kitchen

9' 11" x 7' 11" (3.02m x 2.41m)

With a side facing double glazed window. Fitted with a range of shaker style wall and base units with coordinating work surfaces housing the 1 1/2 bowl stainless steel sink and drainer with mixer tap. The kitchen has a four ring gas hob with stainless steel extractor above, an electric oven and an integrated fridge-freezer. There is splashback tiling, a central heating radiator and tiled flooring.

Bedroom One

11' 3" x 9' (3.43m x 2.74m)

With a rear facing double glazed window, a central heating radiator and fitted wardrobes.

Bathroom

Fitted with a low flush WC, a wash hand basin with mixer tap and a bath with shower over. There is splashback tiling, an extractor fan, tiled flooring, a heated towel rail and a central heating radiator

Outside

There is communal parking.



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- ONE BEDROOM FIRST FLOOR FLAT
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- CURRENT RENTAL INCOME OF £675 PCM
- WELL-PRESENTED THROUGHOUT
- SPACIOUS LOUNGE

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 720.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£85,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR122270 - 0002

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.

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