

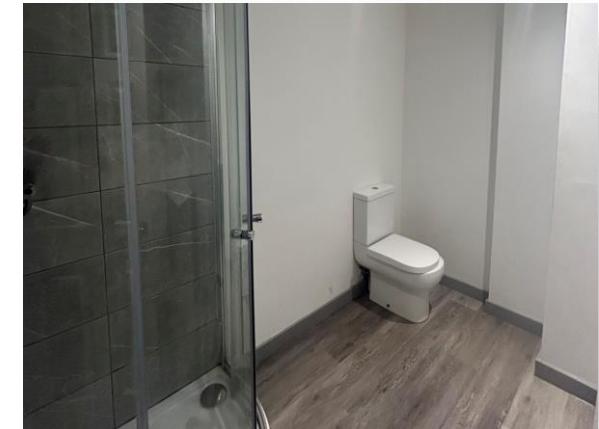
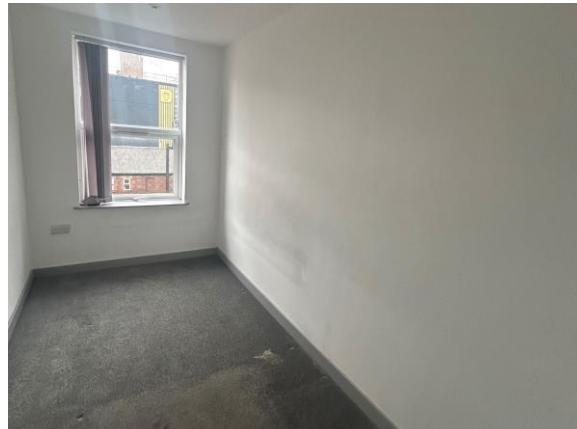


**Marquis House Apartments Cleveland Street, Town Doncaster**

**welcome to**

## **Marquis House Apartments Cleveland Street, Town Doncaster**

GUIDE PRICE - £80,000 - £90,000, This spacious two bedroom apartment situated in the heart of Doncaster offers well-presented spacious living with an open plan kitchen and convenient access to Doncaster City Centre. Ideal for a first time buyer or investor with rental potential of £750 pcm.



## **Entrance**

Sealed unit doors give access to a communal entrance where stairs rise to the second floor.

## **Entrance Hall**

With a front facing exterior door, a useful storage cupboard and access into the open plan kitchen living diner, two bedrooms and family bathroom.

## **Kitchen Living Diner**

18' 2" x 11' 6" ( 5.54m x 3.51m )

Fitted with wall and base units with work surfaces housing the stainless steel sink and drainer. The kitchen has an induction hob, an electric oven and grill with cooker hood above, plumbing for a washing machine and space for a fridge and freezer. There is an open plan layout towards the living and dining space with a rear facing double glazed window, an electric heater and spotlights to the ceiling.

## **Bedroom One**

15' 9" x 8' 2" Max ( 4.80m x 2.49m Max )

With a rear facing double glazed window and an electric radiator.

## **Bedroom Two**

12' 1" x 5' 11" ( 3.68m x 1.80m )

With a rear facing double glazed window and an electric radiator.

## **Shower Room**

Fitted with a corner shower, a low flush WC and a hand wash basin on a vanity unit with tiled splashback and mixer tap. There is a chrome heated towel rail and downlights to the ceiling.



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## Marquis House Apartments Cleveland Street, Town Doncaster

- GUIDE PRICE £80,000 - £90,000
- TWO BEDROOM SECOND FLOOR APARTMENT
- OFFERS A BLANK CANVAS FOR FIRST TIME BUYERS OR INVESTORS
- SIX MONTHLY SERVICE CHARGE OF £873.92
- OPEN PLAN KITCHEN LIVING DINER

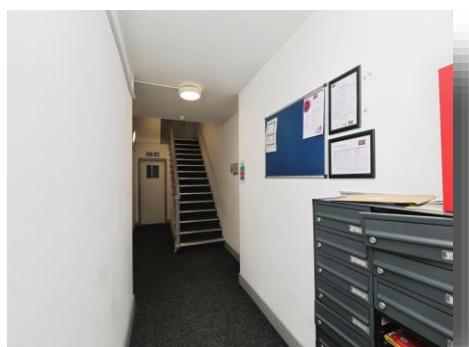
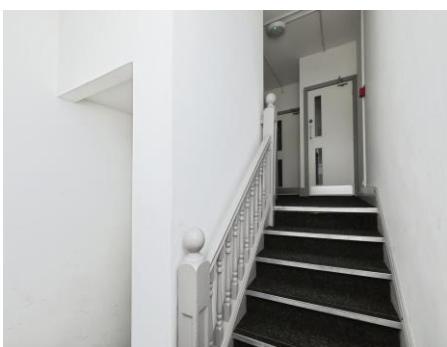
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1747.84

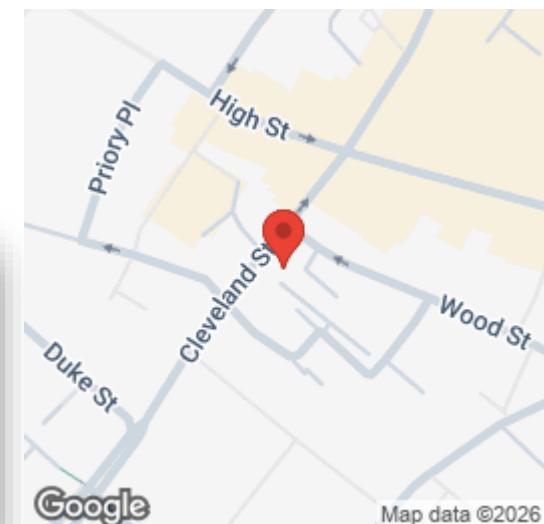
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£70,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
DCR124829 - 0004

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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