



Marquis House Apartments Cleveland Street, Town Doncaster

welcome to

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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 eclectic 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**



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR124829 - 0004

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