



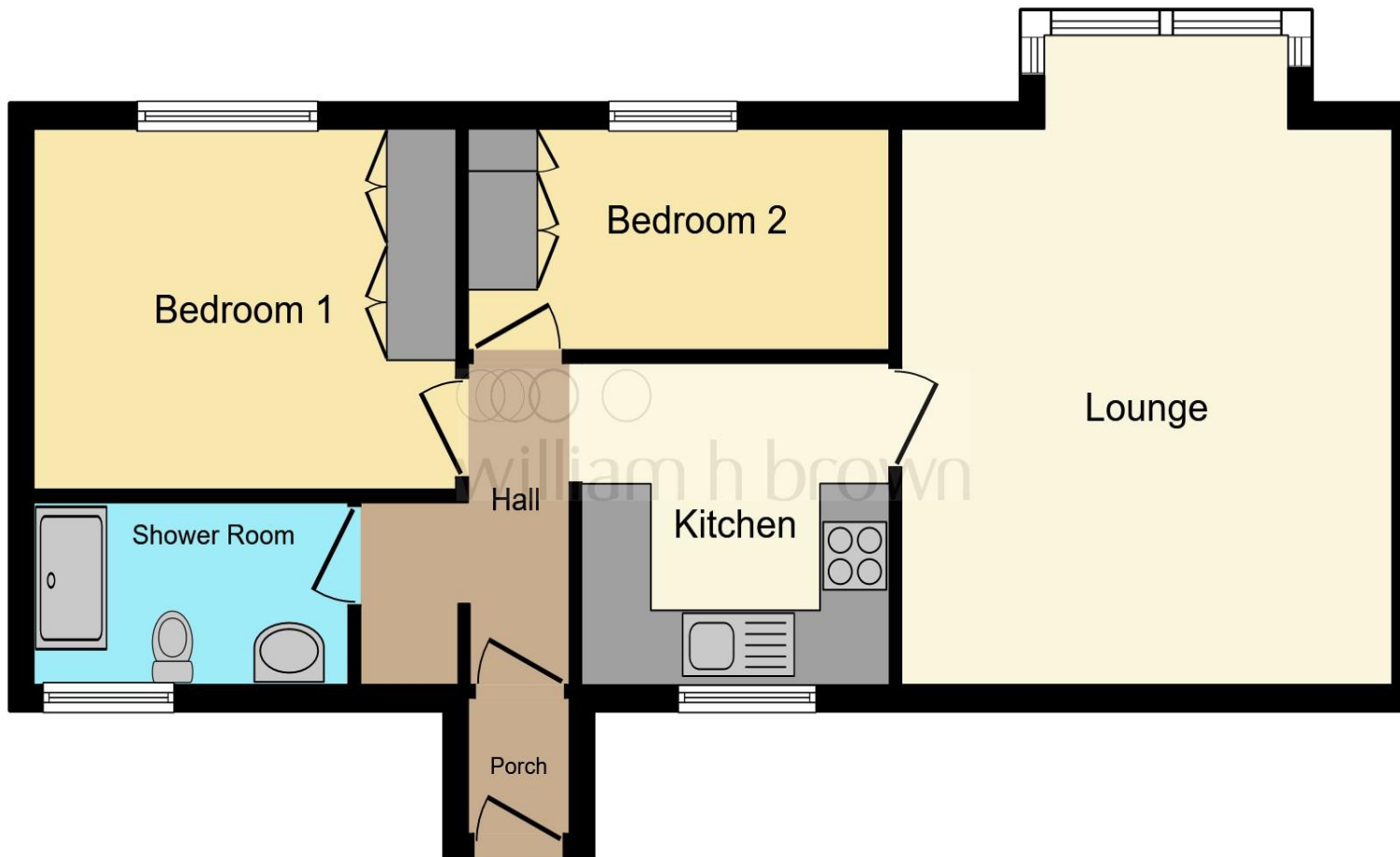
Rockingham Court Racecourse Road, Swinton
MEXBOROUGH S64 8DW

welcome to

Rockingham Court Racecourse Road, Swinton MEXBOROUGH

ON YOUR MARKS! Situated on this highly sought after street in this popular location, this 2 bedroom ground floor flat boasts beautifully presented accommodation throughout with a contemporary kitchen, communal gardens & allocated parking. Excellent purchase for FTB/investors alike- CALL NOW!





Entrance Hall

Lounge

13' 10" x 16' 11" into bay (4.22m x 5.16m into bay)

Kitchen

8' 5" x 8' 8" (2.57m x 2.64m)

Bedroom One

11' 10" x 9' 6" (3.61m x 2.90m)

Bedroom Two

5' 9" x 11' 11" (1.75m x 3.63m)

Shower Room

Outside

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Rockingham Court Racecourse Road, Swinton MEXBOROUGH

- Guide Price £100,000 - £110,000 Council Tax - A EPC Rating - C
- Two bedroom ground floor flat. Highly sought after street in desirable town of Swinton
- Excellently placed for local amenities, schools, shops & transport links
- Well presented accommodation throughout. Modern style kitchen
- Communal gardens & outside areas

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Dec 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£100,000 - £110,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB117955



Property Ref:
MXB117955 - 0006

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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