



6 Travis Court, Hexthorpe, Doncaster, South Yorkshire, DN4 0DD

Auction Guide £45,000

**** MODERN METHOD OF AUCTION ****

Offered with tenant in situ within this modern apartment block is this two bedroom second floor apartment. Set within communal grounds, with parking and garage offering ease of access to the town centre.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Leasehold Information

161 Years remaining
29/09/1986 - 29/09/2186
£862.50 PER ANNUM

Material Information

Council Tax Band - A
Tenure - Leasehold
Property Type - Flat
Construction Type - Brick built
Heating Type - Gas central heating
Water Supply - Mains water supply
Sewage-Mains Drainage
Gas Type - Mains Gas
Electricity Supply - Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
<https://www.openreach.com/>
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>
Parking type - Driveway
Building safety N/A
Restrictions N/A
Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Communal Entrance

Having security code access.

Entrance Hall

Having radiator and loft access.

Living Room 11'3" x 14'3" (3.44m x 4.36m)

Having front facing double glazed window, coving to ceiling, radiator and open to.

Kitchen 7'2" x 8'6" (2.19m x 2.60m)

Having side facing double glazed window, range of wall & base units work top surfaces & breakfast bar area, inset stainless steel sink & drainer and mixer taps. Integral cooking appliances include four ring gas hob and single electric oven. Plumbing & recess for washing machine, coving to ceiling, part tiling to walls and wall mounted gas central heating boiler.

Bedroom One 12'5" x 10'1" (3.80m x 3.08m)

Having front facing double glazed Velux window and radiator.

Bedroom Two 9'1" x 7'8" (2.78m x 2.35m)

Having front facing double glazed Velux window and radiator.

Bathroom 6'7" x 5'10" (2.03m x 1.79m)

Hosting a white three piece suite comprising of, panelled corner bath with shower, vanity mounted wash hand basin, close coupled wc, part tiled walls, extractor fan and radiator.

Gardens and Grounds

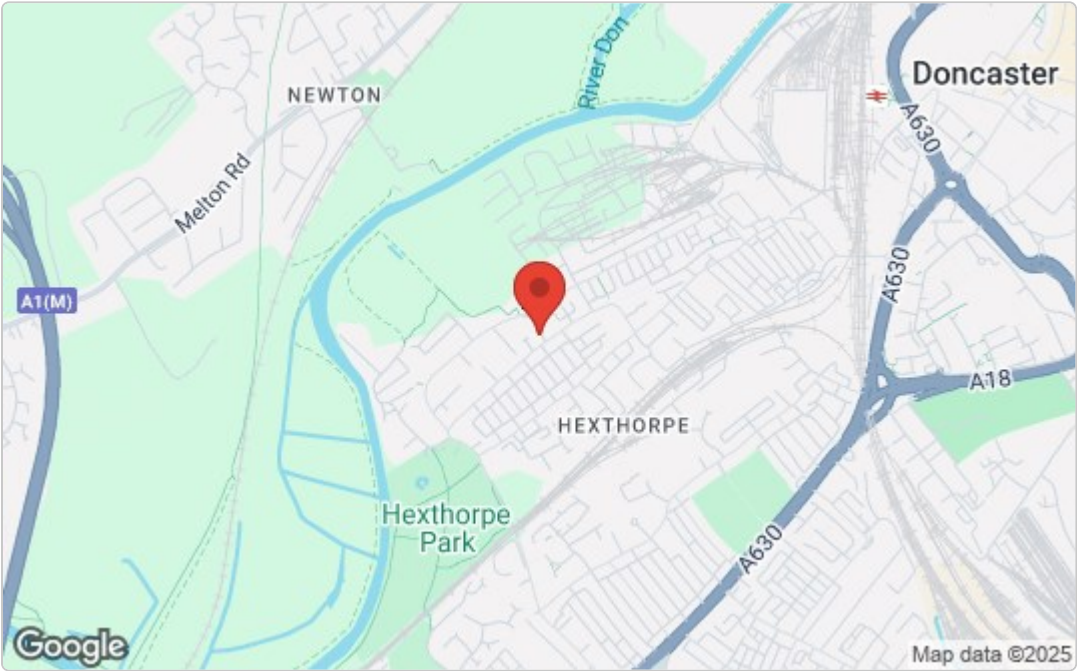
The property is surrounded by pleasant communal gardens. There is also gated vehicular access leading to the car parking area.

Garage 16'4" x 8'1" (4.99m x 2.48m)

Set in a communal block, the garage can be located sixth from the left.

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

