

Rosso Close, Belle Vue Doncaster

william h brown

welcome to

Rosso Close, Belle Vue Doncaster

NO CHAIN! This stylish two bedroom second floor apartment in Belle Vue, moments from Lakeside and Doncaster Racecourse. Enjoying open plan living with a Juliette balcony overlooking the racecourse, two double bedrooms and allocated parking.













Communal Entrance
Accessed via a secure communal entrance hall featuring an intercom entry system, individual wall-mounted postboxes and a staircase with black metal balustrades rising to the second floor.

Entrance Hall
A welcoming hallway featuring a wall-mounted intercom handset, a central heating radiator and a generous built-in storage cupboard.

Open Plan Kitchen Living Diner
A bright and spacious open plan living and dining area, carpeted to the lounge space and enhanced by central heating radiators, a side facing double glazed window and rear facing double glazed French doors opening onto a Juliette balcony with black metal railings and open views towards Doncaster Racecourse. Divided by a practical peninsula worktop counter, the contemporary kitchen is finished with dark contrasting flooring, a range of white wall and base units with dark worktops and matching upstands, under-cabinet lighting, an inset stainless steel sink and drainer with mixer tap, built-in stainless steel electric oven, a four ring gas hob with stainless steel chimney extractor hood over, an integrated fridge-freezer, washing machine and dishwasher.

Bedroom One
A generous main double bedroom neutrally decorated, featuring a front facing double glazed window and a central heating radiator.

Bedroom Two
A well-proportioned second double bedroom, benefiting from a front facing double glazed window and a central heating radiator.

Bathroom
Fitted with a modern white three-piece suite comprising of a panelled bath with a wall-mounted thermostatic shower over, glazed shower screen and neutral textured wall tiling, alongside a pedestal wash hand basin with tiled splashback, wall-mounted mirror and a low-level WC. Finished with contrasting flooring and a central heating radiator.

Outside
Set within neatly maintained communal grounds with paved pathways to the rear, landscaped borders, metal perimeter railings, and a timber-fenced bin store, the property benefits from an allocated parking space within a block-paved courtyard.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- MODERN TWO BEDROOM SECOND FLOOR APARTMENT
- GENEROUS OPEN PLAN KITCHEN, DINING & LIVING AREA WITH JULIETTE BALCONY
- VIEWS TOWARDS DONCASTER RACECOURSE FROM LIVING AREA
- CONTEMPORARY FITTED KITCHEN WITH INTEGRATED APPLIANCES & PENINSULA COUNTER
- TWO WELL-PROPORTIONED DOUBLE BEDROOMS

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: 1116.00
Ground Rent: 120.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127341

The Property Ombudsman

Property Ref:
DCR127341 - 0002

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01302 327121

doncaster@williamhbrown.co.uk

4-5 Kingsway House, Hall Gate, DONCASTER, South Yorkshire, DN1 3NX

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.