



Reeves Way, Armthorpe Doncaster

welcome to

Reeves Way, Armthorpe Doncaster

This modern and spacious top floor apartment benefits from the opportunity to purchase with a tenant in situ with rental income of £650 pcm. Close to range of supermarkets, convenience stores, schools and transport links. Benefiting from a lounge diner, an en-suite and an allocated parking space.



Entrance

A secure entry system gives access to the communal entrance where stairs rise to the top floor apartment.

Entrance Hall

With a sealed door, an electric wall heater, a useful cloak cupboard and loft hatch.

Lounge Diner

18' 5" max x 12' 8" (5.61m max x 3.86m)

With a front facing double glazed window and two side facing double glazed windows. There are two electric wall heaters and downlights to the ceiling.

Kitchen

11' 7" x 6' 6" (3.53m x 1.98m)

Fitted with wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has an electric hob with stainless splashback and extractor above, an electric oven, space for a freestanding fridge-freezer and plumbing for a washing machine and dishwasher. There are downlights to the ceiling, an electric wall heater and a rear facing double glazed window.

Bedroom One

11' 5" x 12' 1" (3.48m x 3.68m)

With a rear facing double glazed window, an electric wall heater and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a WC, a wash hand basin on a vanity unit and a shower cubicle with shower. There is an extractor fan and tiling to the walls and floor.

Bedroom Two

11' 8" x 9' 8" (3.56m x 2.95m)

With a rear facing double glazed window and an electric wall heater.

Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath with splashback tiling. There is partial tiling to the walls, downlights to the ceiling, an

electric wall heater and an extractor fan.

Outside

The property benefits from an allocated parking space.

Additional Information

The vendor has made us aware that the intention is to sell with tenant in situ with rental income of £650 pcm. Contact the branch for further details.

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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- CLOSE TO TRANSPORT LINKS
- RENTAL POTENTIAL OF £650 PCM
- OPPORTUNITY TO PURCHASE WITH TENANT IN SITU
- EN-SUITE SHOWER ROOM
- SPACIOUS LOUNGE DINER

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1380.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2004.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£85,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122945 - 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.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk