



Scholeys Wharf, Mexborough S64 0FA

welcome to

Scholeys Wharf, Mexborough

SITTIN' ON THE DOCK OF THE BAY... A contemporary & beautifully presented upper-floor apartment

, set within the sought-after Scholeys Wharf estate, offering modern style living with an en-suite, allocated parking, private balcony & picturesque canal views. Internal viewing is a must - CALL NOW!



Entrance Hallway

**Open Plan
Lounge/Kitchen/Diner**

Bedroom One

En-Suite

Bedroom Two

Bathroom

Balcony

Parking

welcome to

Scholeys Wharf, Mexborough

- 2 bedroom upper floor apartment. EPC B. Council Tax A
- Excellently placed for local amenities, schools, shops & transport links
- Beautifully presented & contemporary throughout
- En-suite & family bathroom
- Allocated parking space

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£134,995

view this property online williamhbrown.co.uk/Property/MXB119747



Property Ref:
MXB119747 - 0002

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.



Please note the marker reflects the postcode not the actual property



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