



Leger Court, Bennetthorpe Doncaster

welcome to

Leger Court, Bennetthorpe Doncaster

This spacious ground floor flat is situated in this prime location just walking distance to Doncaster city centre and a range of amenities. The property benefit from a spacious lounge dining room, two double bedrooms and allocated parking space to the rear.



Entrance

A secure entry system gives access to the communal entrance hall.

Entrance Hall

With access to the lounge dining room.

Lounge Dining Room

With a rear facing double glazed window, an electric radiator and a door which gives access to the inner hallway.

Inner Hallway

With access to both bedrooms and the bathroom.

Kitchen

With a side facing double glazed window, kitchen wall and base units with work surfaces housing space for the electric hob with splashback and extractor above. There is a stainless steel sink and drainer with mixer tap, space for a fridge freezer, plumbing for a washing machine and laminate flooring.

Bedroom One

With a rear facing double glazed window and electric radiator.

Bathroom

With an obscured double glazed window, there is a panelled bath with mixer tap and shower over, a wash hand basin on a vanity unit, a low flush WC and a chrome heated towel rail.

Bedroom Two

With two side facing double glazed windows, a electric radiator and a storage cupboard.

Outside

To the rear of the property there is an allocated parking space.

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.



view this property online williamhbrown.co.uk/Property/DCR125614



welcome to

Leger Court, Bennetthorpe Doncaster

- TWO DOUBLE BEDROOM GROUND FLOOR FLAT
- ALLOCATED PARKING
- SPACIOUS ACCOMMODATION
- IDEAL FOR A FIRST TIME BUYER OR INVESTOR
- WALKING DISTANCE TO A RANGE OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 527.78

Ground Rent: 5.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Mar 1967. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£85,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DCR125614](https://www.williamhbrown.co.uk/Property/DCR125614)



Property Ref:
DCR125614 - 0003

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](https://www.williamhbrown.co.uk)