

The Old Library Mcconnel Crescent,New Rossington Doncaster

william h brown

welcome to

The Old Library Mcconnel Crescent,New Rossington Doncaster

This well-presented one bedroom ground floor apartment is ideal for a first time buyer or investor with a current rental income of £525pcm and has an open plan kitchen living diner, an en-suite bathroom and is available with no onward chain.













Entrance Porch
With a side facing sealed unit door which provides access into the open plan kitchen living diner.

Kitchen Living Diner
14' 11" x 15' 1" (4.55m x 4.60m)
Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has an electric hob with extractor hood above, an electric oven and grill, plumbing for a washing machine and area for a fridge and freezer. There is splashback tiling, partial tiling to the floor, two rear facing double glazed windows, an electric radiator and area for a range of dining and living space. With access through to the bedroom.

Bedroom
14' 9" x 13' 9" max (4.50m x 4.19m max)
With two rear facing double glazed windows and an electric radiator. There is access to the en-suite shower room.

En-Suite Shower Room
Fitted with a WC, a wash hand basin on a vanity unit with mixer tap and a corner enclosed shower with tiled surround. There is a towel rail and a rear facing obscure double glazed window.

Outside
There is a ramp which provides access to the entrance porch whilst there is a non-allocated communal car park to the front.

Additional Information
The current vendors have made us aware that there is a 125 year lease with 116 years remaining. The annual ground rent is £154.63 with the current service charge being £1121 per annum. There is electric supplied heating and water.

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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- ONE BEDROOM GROUND FLOOR APARTMENT
- IDEAL FOR RETIREMENT/INVESTOR OR FIRST TIME BUYER
- NO ONWARD CHAIN
- CURRENT RENTAL INCOME OF £525PCM
- COMMUNAL CAR PARK

Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: 1121.00
Ground Rent: 154.63

This is a Leasehold property with details as follows; Term of Lease 125 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.









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR124174

The Property Ombudsman

Property Ref:
DCR124174 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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