



**St. Peters House Princes Street,DONCASTER**

**welcome to**

**St. Peters House Princes Street,DONCASTER**

This one bedroom upper floor apartment is situated in this prime location in Doncaster City Centre offering convenient access to a range of transport links and amenities. Ideal investment opportunity sold with tenant in situ.



### **Entrance Hall**

With a secure intercom entry system.

### **Open Plan Living Kitchen**

14' 6" x 9' 4" max ( 4.42m x 2.84m max )

With two rear facing double glazed windows. Fitted with wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has a hob with extractor above, space for a washing machine and under counter fridge, complimentary tiling, downlights to the ceiling and an electric radiator.

### **Bedroom**

14' 5" x 8' 10" max ( 4.39m x 2.69m max )

With a rear facing double glazed window and an electric radiator.

### **Shower Room**

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and corner shower cubicle with shower. There is tiling to the walls and floor and an electric radiator.



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welcome to

**St. Peters House Princes Street, DONCASTER**

- CASH BUYERS ONLY
- WELL-PRESENTED THROUGHOUT
- SITUATED IN THE HEART OF DONCASTER CITY CENTRE
- IDEAL FOR INVESTORS
- CLOSE TO A HOST OF LOCAL AMENITIES, BARS, RESTAURANTS AND EXCELLENT TRANSPORT LINKS

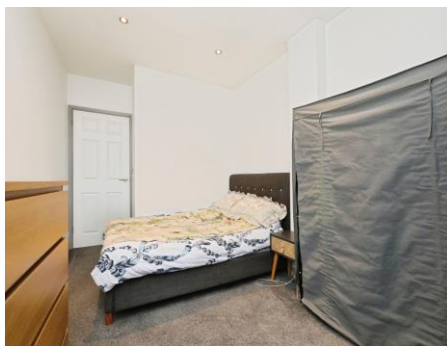
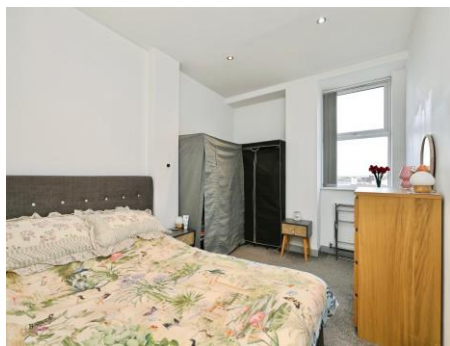
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1800.00

Ground Rent: 200.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£70,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125386 - 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.



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