

Primrose Place,Bessacarr Doncaster

william h brown

welcome to

Primrose Place,Bessacarr Doncaster

Situated in this sought after location in Bessacarr is this fabulous second floor apartment which has an intercom entry system and is well-presented throughout. The property benefits from allocated car parking and an en-suite shower room.













Entrance
An intercom entry system gives access to the communal entrance where stairs rise to the second floor apartment.

Entrance Hall
With a central heating radiator.

Lounge Dining Room
15' 11" x 11' 6" (4.85m x 3.51m)
A spacious room with French doors opening to the Juliet balcony and a central heating radiator. The lounge dining room is open plan to the kitchen.

Kitchen
6' 9" x 8' 2" (2.06m x 2.49m)
With a side facing double glazed window. Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a gas hob with extractor above, an electric oven and space for a fridge and freezer. There is complimentary tiling, a cupboard housing the gas central heating boiler and a central heating radiator.

Master Bedroom
15' 4" x 8' 11" (4.67m x 2.72m)
With a double glazed window and a central heating radiator. A door gives access to the en-suite shower room.

En-Suite Shower Room
With an obscure double glazed window. Fitted with a WC, a wash hand basin and a double shower cubicle with shower. There is partial tiling to the walls, a central heating radiator, an extractor fan and a useful storage cupboard.

Bedroom Two
8' x 7' 5" (2.44m x 2.26m)
With a double glazed window and a central heating radiator.

Bathroom
Fitted with a WC, a wash hand basin with mixer tap and a panelled bath with mixer tap. There is partial tiling to the walls, a central heating radiator and an extractor fan.

Outside
There is an allocated car 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.

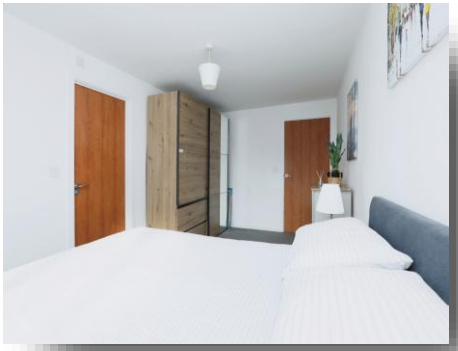
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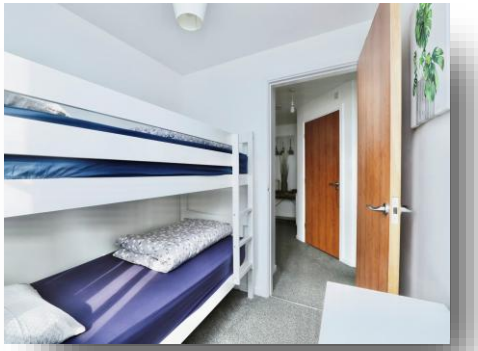
- FABULOUS TWO BEDROOM SECOND FLOOR APARTMENT
- WELL-PRESENTED THROUGHOUT
- ATTRACTIVE LOUNGE DINING ROOM WITH JULIET BALCONY
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- ALLOCATED PARKING

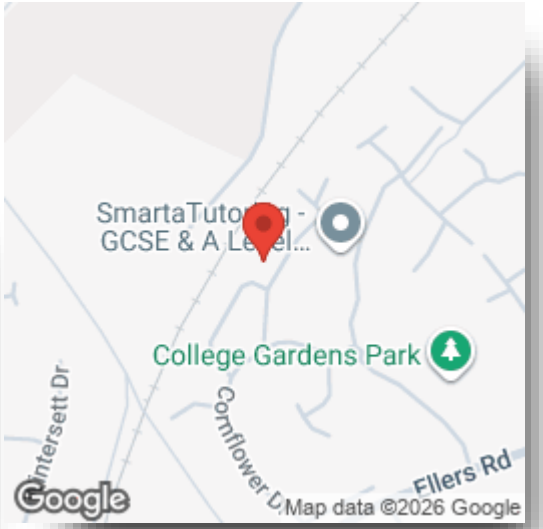
Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: 1181.41
Ground Rent: 40.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2004. 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/DCR125639

The Property Ombudsman

Property Ref:
DCR125639 - 0004

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