



Rectory Court Mere Lane, Armthorpe Doncaster

welcome to

Rectory Court Mere Lane, Armthorpe Doncaster

GUIDE PRICE £100,000-£110,000 This two double bedroom top floor apartment with a gated entrance and an allocated parking space, benefits from an open kitchen and lounge, a Juliet balcony and is situated within walking distance to a range of shops, schools and amenities.



Entrance

A secure intercom system give access into the communal entrance which has stairs rising to the top floor.

Entrance Hall

With a front facing exterior door, a useful storage cupboard housing the wall mounted boiler, plumbing for a washing machine and space for a fridge freezer.

Kitchen Living Lounge

Fitted with a range of contemporary wall and base units with coordinating worktops which incorporates the sink and drainer with mixer tap. There is complimentary splashback tiling, an electric hob with extractor above, an electric oven and grill and a built in fridge. There are spotlights to the ceiling, a breakfast bar area and a central heating radiator. The lounge area has rear facing French doors onto the juliet balcony and a central heating radiator.

Bedroom One

With a rear facing double glazed window, a central heating radiator and fitted wardrobes providing a range of hanging and storage space.

Bedroom Two

With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush W.C, a wash hand basin with mixer tap and a panelled bath with tiling to the walls and floor. There is a heated towel rail and downlights to the ceiling.

Outside

With allocated parking and visitor parking.

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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Rectory Court Mere Lane, Armthorpe Doncaster

- GUIDE PRICE £100,000-£110,000
- TWO BEDROOM APARTMENT
- IDEAL FOR A FIRST TIME BUYER OR INVESTOR
- OPEN PLAN LAYOUT
- ALLOCATED PARKING SPACE

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1952.54

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£100,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126296 - 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.



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