

Hamilton Mews,Belle Vue Doncaster

william h brown

welcome to

Hamilton Mews,Belle Vue Doncaster

This two bedroom top floor stylish apartment is situated on a small development in the heart of Doncaster City Centre. The property benefits from allocated parking, an open plan kitchen living diner, an en-suite shower room, utility room and no onward chain.













Entrance
Accessed through an intercom system. There are stairs which rise to the top floor apartment.

Entrance Hall
With a side facing door to the communal entrance hallway, a rear facing double glazed window and a central heating radiator.

Open Plan Kitchen Living Diner
22' 5" x 11' 7" (6.83m x 3.53m)
A spacious kitchen area which is fitted with a range of wall and base units with coordinating work surfaces incorporating the sink and drainer with mixer tap. The kitchen has a four ring electric hob with a cooker hood above, an electric oven and grill, an integrated fridge and freezer and an integrated dishwasher. There is laminate flooring, a central heating radiator, two spotlights and a focal breakfast bar ideal for dining and entertaining. With a rear facing double glazed window and open walk through towards the living room. The living area has an additional central heating radiator, an area for a dining table and chairs and a front facing double glazed window.

Utility Room
4' 8" x 6' 6" (1.42m x 1.98m)
With plumbing for a washing machine or a tumble dryer. There is a wall mounted boiler, laminate flooring and a rear facing skylight window.

Bedroom One
11' 11" max x 10' 6" (3.63m max x 3.20m)
A double room with a front facing double glazed window and a central heating radiator. There is access to the en-suite shower room.

En-Suite Shower Room
Fitted with a low flush WC, a wash hand basin with mixer tap and a thermostatic shower. There is tiling to the walls and floor, an extractor fan and spotlights to the ceiling.

Bedroom Two
11' 10" max x 7' 9" (3.61m max x 2.36m)
A double room with a front facing double glazed window and a central heating radiator.

Bathroom
Fitted with a WC, a wash hand basin with mixer tap and a bath with shower attachment and screen. There is a heated towel rail, spotlights to the ceiling, partial tiling to the walls and tiled flooring. With a rear facing opaque double glazed window.

Outside
The property benefits form an allocated parking space to the rear.

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.

welcome to

Hamilton Mews, Belle Vue Doncaster

- STYLISH TWO BEDROOM TOP FLOOR APARTMENT
- SITUATED ON A NICHE DEVELOPMENT IN THE HEART OF DONCASTER
- OPEN PLAN KITCHEN LIVING DINER
- EN-SUITE TO MASTER BEDROOM
- ALLOCATED PARKING SPACE

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 991.00
Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£105,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR125155

The Property Ombudsman

Property Ref:
DCR125155 - 0005

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