



**Waterloo Court, Scunthorpe DN17 2FE**

**welcome to**

**Waterloo Court, Scunthorpe**

Modern first-floor one-bedroom flat on Waterloo Court, Scunthorpe, featuring open-plan living and contemporary interiors.



**Entrance Hall**

Double-glazed entrance door, radiator, double-glazed window, and staircase leads to first floor accommodation.

**Open Plan Kitchen/Lounge**

Fitted kitchen with the range of wall and base cupboards, sink and drainer, work surfaces, gas oven, hob, cooker-hood, plumbing for a washing machine, radiator, fridge/freezer, and double-glazed window.

**Bedroom**

Double-glazed window to front aspect, and a radiator.

**Bathroom**

Double-glazed window, bath with a shower over, wash hand basin with vanity unit, WC, and a radiator.



***view this property online*** [williamhbrown.co.uk/Property/SCT111828](http://williamhbrown.co.uk/Property/SCT111828)



welcome to

## Waterloo Court, Scunthorpe

- First-floor flat
- One bedroom
- Modern bathroom
- Well-presented throughout
- Ideal for first-time buyers or investors

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £95,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SCT111828](http://williamhbrown.co.uk/Property/SCT111828)



Property Ref:  
SCT111828 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01724 868448**



[scunthorpe@williamhbrown.co.uk](mailto:scunthorpe@williamhbrown.co.uk)



16-18 Oswald Road, SCUNTHORPE, South  
Humberside, DN15 7PT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**