



Kilner Court, Denaby Main DONCASTER DN12 4DH

welcome to

Kilner Court, Denaby Main DONCASTER

LOOKING FOR YOUR NEXT INVESTMENT? This modern style 1st floor apartment offers two bedrooms and comes to the market with a tenant already in situ, making it a great opportunity to add to an existing portfolio or start it off. CALL US NOW TO VIEW!



Agents Aml 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.

Entrance Hall

Accessed via a side facing entrance door, the welcoming hallway provides access to the accommodation and benefits from a useful built-in storage cupboard, offering practical space for coats, shoes and household essentials.

Lounge / Kitchen

A well-presented open plan living space, ideal for modern day living and entertaining. The lounge area benefits from rear facing patio doors opening to a Juliet balcony, allowing plenty of natural light to flow through the room. The kitchen is fitted with a range of wall and base units with complementary work surfaces, incorporating a sink and drainer, integrated hob, oven and extractor fan. There is also space and plumbing for a fridge/freezer and washing machine. A side facing window provides additional natural light to the kitchen area.

Bedroom One

A generously sized principal bedroom featuring a rear facing double glazed window, an electric radiator and useful built-in storage cupboards, providing ample space for clothing and household storage.

Bedroom Two

A well-proportioned second bedroom having a rear facing double glazed window and an electric radiator, creating a bright and comfortable space suitable for a variety of uses.

Bathroom

A fully tiled bathroom fitted with a bath having a shower over, a hand wash basin and a WC. The room is further enhanced by a heated towel rail, providing

both comfort and practicality.

Exterior

Externally, the property benefits from allocated parking, providing convenient off-road parking for residents and visitors alike.



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Kilner Court, Denaby Main DONCASTER

- 2 bedroom first floor apartment. EPC B. Council Tax A
- Excellently placed for amenities, schools, shops & transport links.
- Contemporary kitchen & bathroom
- Being sold with a tenant in situ - ready made investment property
- Parking area (unallocated)

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB119215 - 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.

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