



Kilner Court, Denaby Main Doncaster DN12 4DH

welcome to

Kilner Court, Denaby Main Doncaster

ATTENTION INVESTORS! Situated on the ground floor of a modern style development, this 2 bedroom apartment presents an excellent opportunity for investors seeking a ready-made addition to their portfolio, being offered to the market with a tenant in situ.



Entrance Hall

Accessed via a door from the communal landing, the entrance hall features an electric heater, a useful boiler cupboard, and provides access to the accommodation.

Lounge/Kitchen/Diner

A bright open-plan living space fitted with a range of wall and base units incorporating a sink and drainer, integrated hob, cooker and fridge/freezer. French doors to the front elevation provide natural light and access, while two electric heaters ensure comfort throughout the space.

Bedroom One

A well-proportioned principal bedroom featuring a front-facing uPVC double glazed window, fitted wardrobes providing excellent storage, and an electric heater.

Bedroom Two

A versatile second bedroom featuring a front-facing uPVC double glazed window and an electric heater.

Bathroom

Fitted with a three-piece suite comprising a bath with shower over, a hand wash basin and WC. Completing the room is a practical and functional layout.

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.



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Kilner Court, Denaby Main Doncaster

- 2 bedroom ground floor apartment. EPC C. Council tax C
- Excellently placed for amenities, schools, shops & transport links.
- Contemporary kitchen & bathroom
- Being sold with a tenant in situ - ready made investment property
- unallocated parking area

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1662.54

Ground Rent: 250.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB120472 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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