



**Leger Court, Bennetthorpe Doncaster**

**welcome to**

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GUIDE PRICE £80,000-£90,000. This spacious ground floor flat is situated in this prime location just walking distance to Doncaster city centre and a range of amenities. The property benefit from a spacious lounge dining room, two double bedrooms and allocated parking space to the rear.



### **Entrance**

A secure entry system gives access to the communal entrance hall.

### **Entrance Hall**

With access to the lounge dining room.

### **Lounge Dining Room**

With a rear facing double glazed window, an electric radiator and a door which gives access to the inner hallway.

### **Inner Hallway**

With access to both bedrooms and the bathroom.

### **Kitchen**

With a side facing double glazed window, kitchen wall and base units with work surfaces housing space for the electric hob with splashback and extractor above. There is a stainless steel sink and drainer with mixer tap, space for a fridge freezer, plumbing for a washing machine and laminate flooring.

### **Bedroom One**

With a rear facing double glazed window and electric radiator.

### **Bathroom**

With an obscured double glazed window, there is a panelled bath with mixer tap and shower over, a wash hand basin on a vanity unit, a low flush WC and a chrome heated towel rail.

### **Bedroom Two**

With two side facing double glazed windows, a electric radiator and a storage cupboard.

### **Outside**

To the rear of the property there is an allocated parking space.



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## Leger Court, Bennetthorpe Doncaster

- TWO DOUBLE BEDROOM GROUND FLOOR FLAT
- ALLOCATED PARKING
- SPACIOUS ACCOMMODATION
- IDEAL FOR A FIRST TIME BUYER OR INVESTOR
- WALKING DISTANCE TO A RANGE OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 527.78

Ground Rent: 5.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Mar 1967. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£80,000-£90,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125614 - 0002

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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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