



cravenwildsmith
Residential & Commercial Property Professionals



Regulated by RICS



**Flat 5, Tudor Court, 58 Thorne Road,
Doncaster, DN1 2JB**

**Tenated Duplex
FOR SALE**



- Modern purpose-built duplex apartment constructed in 2010
- Excellent investment opportunity
- **Income - £5,760 p.a.**
- 2 bedrooms 1 bathroom
- Kitchen, wc, lounge
- Private courtyard parking
- Good location
- Within walking distance of the town centre

Asking Price - £95,000

amelia@cravenwildsmith.co.uk

Liley House | 33 Northgate | Tickhill | DN11 9HZ

Registered in England No. 07062547

01302 36 86 86

www.cravenwildsmith.co.uk



Location

Located off Thorne Road, a busy route into Doncaster town centre, and Royal Infirmary. The property is in an attractive position and is within walking distance to the town fields and Doncaster Town centre

Additional information

Also available are two other flats in this development and the reversionary interest in the whole development of 7 flats.

Viewing

For viewings & further information contact either

Craven Wildsmith on 01302 36 86 86

Email: amelia@cravenwildsmith.co.uk or

Grice & Hunter on 01302 360141



Description & Accommodation

This part of Tudor Court was constructed in 2010 **Flat 5** is a tenanted ground and first floor duplex apartment, the accommodation is shown on the floor plan below and briefly comprises.

On the **Ground Floor** a communal lobby gives access to the **Kitchen** with a range of attractive units including built in oven, extractor, hob, microwave and skirting lighting.

The Hall gives access to two store cupboards, a W.C. and the internal stairs to the first floor.

To the rear is the **Lounge** with bay window

On the **First Floor** are:

Bedroom 1

Bedroom 2

Bathroom with bath wash hand basin and W.C

To the rear is a secure private car park with rear gate access to Town Fields. One space is included with this flat

Council Tax

The flat is in Council Tax Band A

Offer Procedure:

To make an offer on this property supply us with the relevant details, which will be passed on to our client. To advise our clients we will need to establish your ability to proceed, which may include financial qualification by an Independent Referencing Company.

Money Laundering:

Money Laundering Regulations require us to identify parties to a transaction. All parties will be required to provide proof of identity.

Privacy Policy

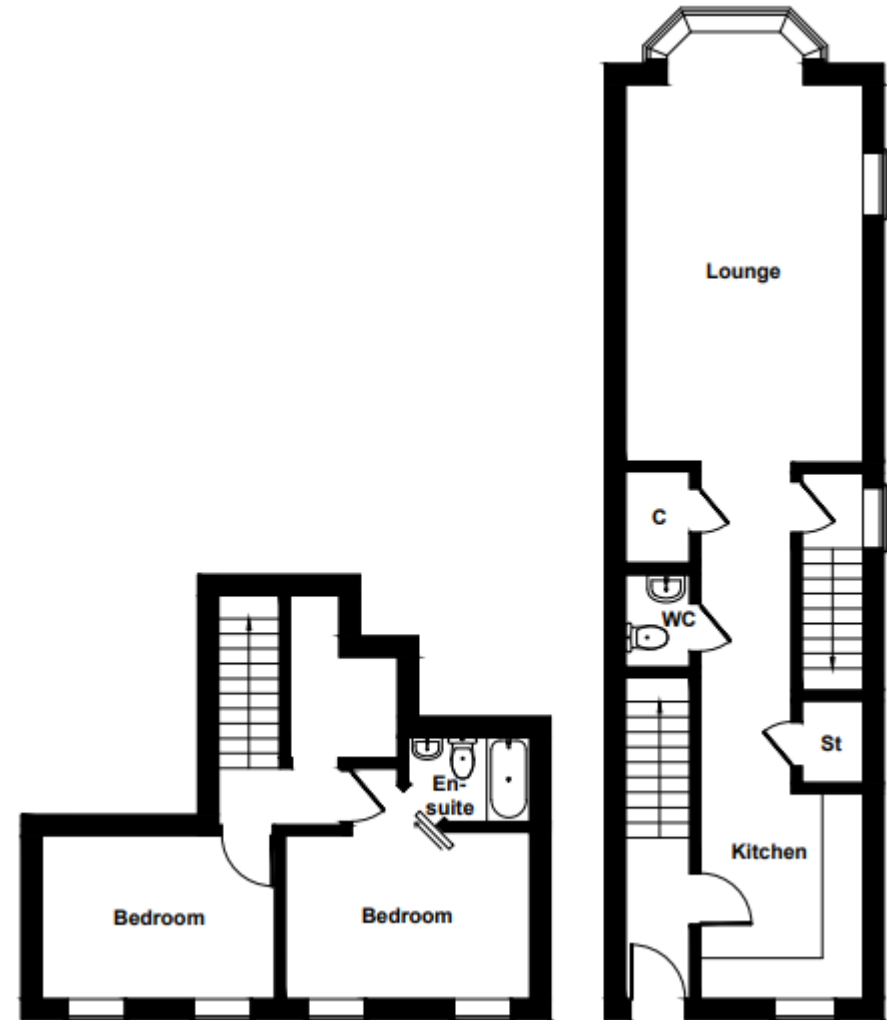
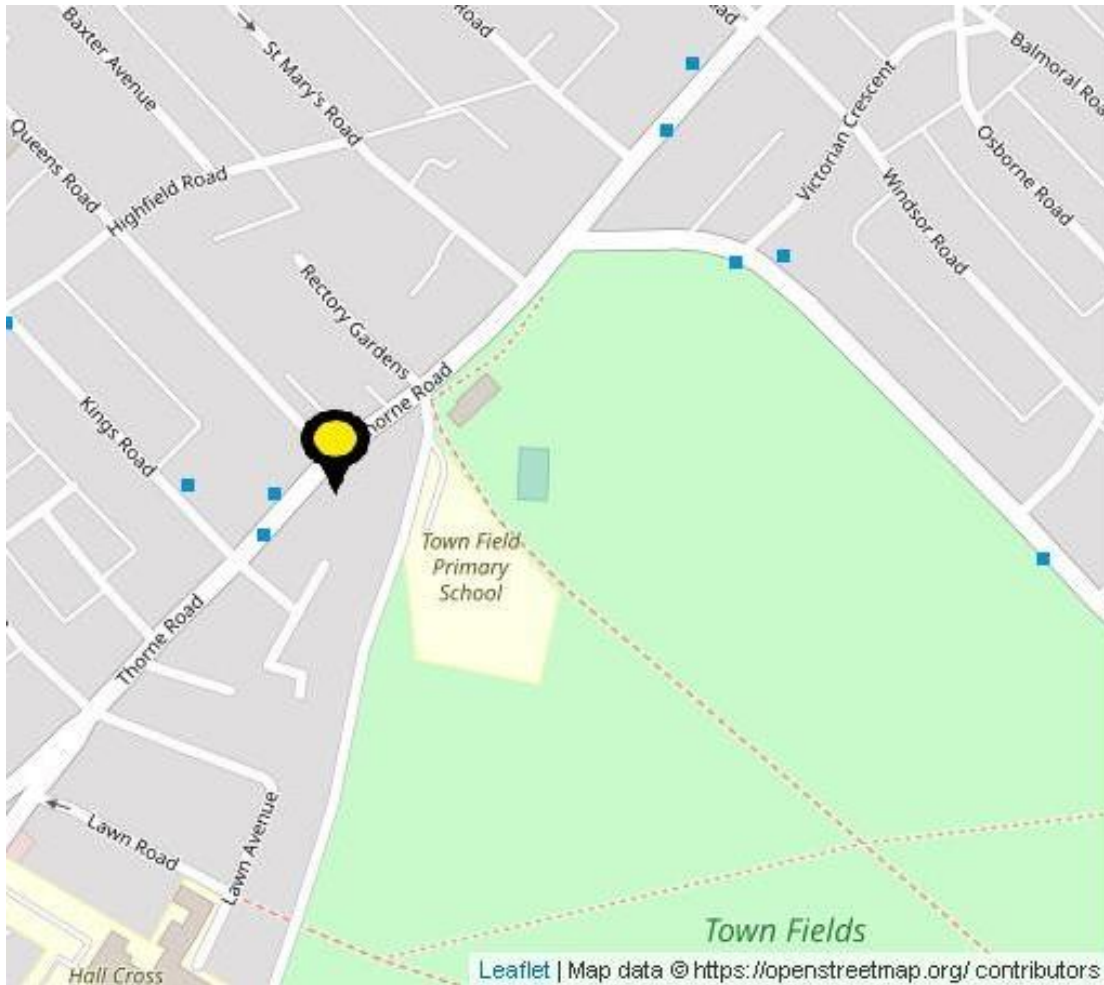
See <http://craven-wildsmith.co.uk/about/privacy-policy/>



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HOW WE CAN HELP YOU.

Craven Wildsmith advise both Landlords and tenants. We can do everything from finding a property to selling it and everything between. Are you **looking for a property** to occupy or as an investment, we have a **property finding service** for residential and commercial properties for both occupation and investment.

Once you have found the property you need to determine if it is the right one. We offer pre purchase or pre tenancy advice including **surveys, valuations and reports on condition**. **Tenants need to take advice before signing a lease; it can save £100,000s at the end of the lease.**

Do you have a property or portfolio to MANAGE? Craven Wildsmith specialise in the letting and management of all types of RESIDENTIAL & COMMERCIAL property. During the term of the lease many types of issues arise including rent reviews, landlord and tenant disputes, dis-repair, rent payment difficulties etc. At the end of a lease we can help with renewal of the lease to the existing tenant or vacation of the property including dealing with any dilapidation (disrepair) or other outstanding issues. We can then **SELL OR LET the property as Craven Wildsmith** – we specialise in the sale and letting of most types of commercial property.

Even if you are not buying or renting from Craven Wildsmith call us on 01302 36 86 86 to discuss how we can help you.

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6. In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists impression or architects drawings or specification or scope of works or amenities, infrastructure or services, or information concerning views, character or appearance and timing concerning availability or occupation and the prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Craven Wildsmith shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.