



3 Travis Court, Doncaster, DN4 0DD
Offers In Excess Of £50,000 Leasehold



Travis Court, Shadyside

2 Bedrooms, 1 Bathroom

Offers In Excess Of £50,000

- INVESTORS ONLY
- SOLD WITH TENANT IN SITU
- 13% Yield
- Two Bedroom Apartment
- Modern Kitchen/Living Area..
- Excellent Transport Links.
- Close to Local Amenities.

INVESTORS ONLY; This two bedroom apartment is being sold with tenant in situ with a current yield of 13%, the apartment briefly comprises of a lounge/ kitchen area, bathroom and two bedrooms, there is off road parking and garage. The property is suitably positioned within walking distance to the City Centre and close to local amenities. Viewing is essential, call the office to arrange your viewing.

%epcGraph_c_1_363%



KITCHEN/LIVING AREA 19' 1" x 14' 7" (5.82m x 4.44m) Fitted with a range of cream wall and base units, complimented with black worktops. Also benefits from an integrated double oven, gas hob and extractor fan. There is also plumbing for a washing machine and space for a fridge/freezer. Leading from the kitchen, a spacious living area with electric feature fireplace.

BEDROOM 11' 8" x 8' 4" (3.56m x 2.54m) A double bedroom with fitted wardrobes.

BEDROOM 8' 4" x 5' 11" (2.54m x 1.8m) A single bedroom with fitted wardrobes.

BATHROOM 6' 9" x 6' 0" (2.06m x 1.83m) A well proportioned bathroom fitted with white three piece suite and over bath shower.









Martin & Co Doncaster

38 Hall Gate • Doncaster • DN1 3NR
T: 01302 343 494 • E: doncaster@martinco.com

01302 343 494

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

