



**Glen View, Mexborough S64 0AS**

**welcome to**

## **Glen View, Mexborough**

GLEN VIEW = A MUST VIEW! 2 Bedroom 2nd Floor Apartment,

Situated in a popular location with great access to amenities, schools, shops, parks & transport links-- this well presented property offers spacious & comfortable living, making it an ideal purchase for first-time buyers / investors alike!



### **Entrance Hall**

Having a door to the front, a radiator and useful storage.

### **Kitchen / Living Area**

15' 8" x 21' 9" ( 4.78m x 6.63m )

Fitted with a range of wall and base units incorporating an electric oven, gas hob and cooker hood. Wall-mounted boiler. Radiator and a window to the front elevation.

### **Bedroom One**

10' 6" x 10' 9" ( 3.20m x 3.28m )

Having a window to the front and a central heating radiator.

### **Bedroom Two**

Having a window to the rear and a central heating radiator.

### **Bathroom**

Fitted with a bath, shower, wash hand basin & W.C. There is also a central heating radiator.

### **Agents Note**

There is an error on the property listing, which is currently showing as freehold when it should be leasehold. we in the process of getting this corrected.

The lease term is 125 years from 01/01/2004.

We are still awaiting the remaining information to come through and will provide a further update once received.

### **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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## **Glen View, Mexborough**

- 2 bedroom second floor apartment. Council Tax A. EPC B
- Excellently placed for amenities, schools, shops, transport links, parks & Mexborough High St
- Also well placed for Mexborough Train & Bus Station
- Well presented accommodation
- Communal area & allocated parking

Tenure: Freehold EPC Rating: B  
Council Tax Band: A

**£75,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MXB120372 - 0005

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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