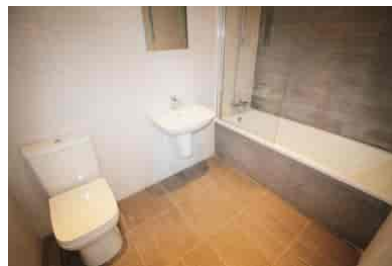


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Fir Tree Avenue, Doncaster

£99,950

3Keys Property are delighted to present to the open sales market this 2 bedroom, first floor apartment in Auckley, Doncaster. Sold with NO ONWARD chain, this spacious apartment briefly comprises of: kitchen/living area, principle bedroom with en suite, further double bedroom and main bathroom. There is a communal area to the rear and parking to the front. Situated in a popular location close to local amenities and transport links, this apartment would be great for an investment opportunity as well as for residential living. Viewings are by appointment only, call today for more information 01302 867888.

- 2 BEDROOM FIRST FLOOR APARTMENT
- ENSUITE BATHROOM TO PRINCIPLE BEDROOM
- UTILITY CUPBOARD
- 2 DOUBLE BEDROOMS WITH FITTED WARDROBE TO MAIN
- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION

- FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- OPEN PLAN LIVING SPACE
- BATHROOM WITH SHOWER OVER BATH
- HIGHLY SOUGHT AFTER LOCATION WITH EXCELLENT ACCESS TO MOTORWAY NETWORK
- INTERNAL INTERCOM SYSTEM FOR ENTRY

## PROPERTY DESCRIPTION

Situated in a popular residential area, this first floor 2 bedroom apartment is sold with NO ONWARD chain and vacant possession, therefore a great opportunity for investors or for a FTB. Accessed through the main secure door with an intercom system, the well maintained stairway leads to the front door of the apartment. Through the front door into the living area, the modern kitchen offers a range of wall and floor units with integrated appliances which include oven, overhead extractor, hob, dishwasher and fridge/freezer. There is adequate space for a dining table and sofa making it a great space for open plan living.

The master bedroom benefits from a fitted wardrobe and an ensuite with walk in shower, W/C and basin. A further double bedroom with storage cupboard and large bathroom with hand basin, W/C and bathtub with shower over. There is a hallway connecting the bedrooms and bathrooms to the main living area. There is also a utility cupboard which is a great space for a washing machine and tumble dryer. There is parking in front of the apartment block with local amenities just a short walk away. Situated in a popular location, close to Yorkshire Wild Life Park and transport links with the Great Yorkshire Way leading to the M18/A1 motorway networks. Viewings are by appointment only, call today for more information 01302 867888.

## OPEN PLAN LIVING SPACE AND KITCHEN

5m x 6.02m (16' 5" x 19' 9") Maximum measurement

## PRINCIPLE BEDROOM

2.64m x 3.56m (8' 8" x 11' 8")

## EN SUITE

1.88m x 3.22m (2' 11" x 10' 7")

## BEDROOM 2

2.44m x 2.80m (8' 0" x 9' 2")

## BATHROOM

1.66m x 2.57m (5' 5" x 8' 5")

## ENTRANCE HALL

## ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – C

Tenure – Lease hold

Length of lease: 125 (118 years remaining)

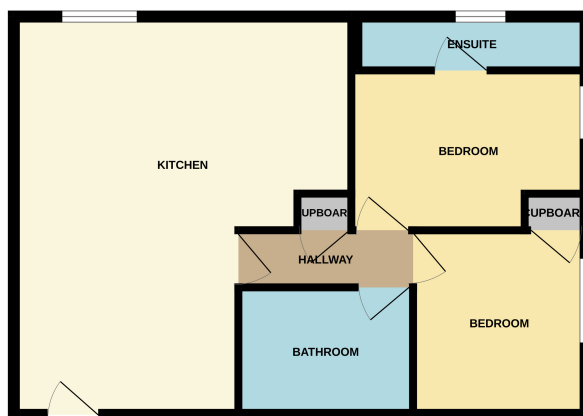
Ground rent: £295 P/A

Maintenance : £101.75 P/M

## DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not check rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item

GROUND FLOOR



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