

Anson Grove
Auckley
DN9 3QN
01302 867888



The Potteries, Doncaster

£89,950

3Keys Property are pleased to present to the open sales market this 2 bedroom, ground floor apartment in Rossington, Doncaster. Situated at the end of a popular development, located close to local amenities and transport routes, the property briefly comprises of: secure entry to the apartment block, entrance hallway, spacious lounge/diner, kitchen, 2 double bedrooms and family bathroom. The apartment is sold with vacant possession and NO ONWARD CHAIN. Viewings are available via the agent by calling 01302 867888.

- GROUND FLOOR APARTMENT
- WELL PRESENTED THROUGHOUT
- MODERN BATHROOM WITH SHOWER OVER BATH
- SECURE ENTRY TO THE BUILDING
- NO ONWARD CHAIN
- 2 BEDROOMS
- POPULAR LOCATION CLOSE TO AMENITIES
- SPACIOUS LOUNGE AND DINING AREA
- ALLOCATED CAR PARKING SPACE
- MUST BE VIEWED

PROPERTY DESCRIPTION

Located on a popular development in Rossington, this 2 bedroom ground floor apartment is offered to the open sales market with no onward chain.

The property benefits from a secure entry to the apartment block and intercom system to allow visitors to enter. On entry into the apartment, the entrance hallway leads to all rooms in this spacious apartment. A modern, front facing lounge diner with pendant light fitting and carpet to the floor is a functional living space. The rear facing kitchen benefits from a mix of wall and base units, contrasting work surface, electric hob, oven and extractor fan and space for a fridge/freezer and washing machine. A master bedroom with front facing window, further single bedroom with rear aspect window and storage cupboard. The bathroom with bathtub and shower over, sink and W/C. The property is full electric (no gas to the property) and there are electric heaters to all rooms. There is an allocated parking space with visitors bay available and access to a shared garden .

This modern apartment is close to local amenities and local transport links. The Great Yorkshire Way offering access to the M18/A1 motorway networks is a short drive away. Viewings are available via the agent and the property is sold with NO ONWARD CHAIN.

LOUNGE/DINER

3.56m x 4.70m (11' 8" x 15' 5")

KITCHEN

2.96m x 2.06m (9' 9" x 6' 9")

BEDROOM 1

3.13m x 3.50m (10' 3" x 11' 6")

BEDROOM 2

3.38m x 2.16m (11' 1" x 7' 1")

BATHROOM

1.98m x 1.83m (6' 6" x 6' 0")

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – C



Leasehold - 155 years from 01 August 2006

Annual ground rent is £214.49

Annual service charge is £2,015.44 for 2024

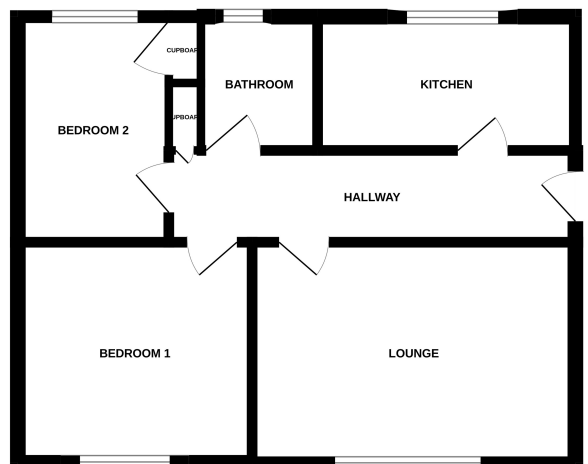
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Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information 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 shown is included in the sale.

Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan (excluding floor, measurements of areas, windows, doors and any other parts) are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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