

Anson Grove
Auckley
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Chelwood Court, Doncaster

£109,950

3Keys Property are delighted to present to the open sales market this 2 bedroom, second floor apartment on the Woodfield Plantation development in Balby, Doncaster. Sold with NO ONWARD chain, this spacious apartment briefly comprises of: kitchen/living area, 2 double bedrooms, utility room and bathroom with bath tub and walk in shower. 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 2ND FLOOR APARTMENT
- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION
- 2 DOUBLE BEDROOMS
- UTILITY ROOM
- IDEAL FTB/INVESTMENT OPPORTUNITY

- WELL PRESENTED THROUGHOUT
- LARGE OPEN PLAN KITCHEN AND LIVING AREA
- BATHROOM WITH BATH TUB & WALK IN SHOWER
- ALLOCATED PARKING AND VISITOR PARKING
- EXCELLENT ACCESS TO LOCAL TRANSPORT LINKS AND MOTORWAY NETWORKS

PROPERTY DESCRIPTION

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PROPERTY DESCRIPTION

The property benefits from a secure entry to the apartment block with an intercom system to allow visitors to enter. The communal entrance is in good order and gives access to 6 apartments over 3 floors.

On entry into the apartment, the entrance hallway leads to all rooms and has a wood effect laminate floor, access to the loft which provides additional storage space, radiator and single pendant light fitting.

A modern open plan lounge/diner with pendant light fitting, wood effect laminate floor, 3 rear aspect windows, radiator and single pendant light fitting.

The open plan kitchen is fitted with floor and wall units and has integrated oven, hob and extractor hood. There is a rear aspect window and single pendant light fitting.

Bedroom 1 is a double with rear facing window, carpet to floor, radiator and single pendant light fitting. Bedroom 2 is also a double bedroom with rear aspect window, carpet to floor, radiator and single pendant light fitting.

The part tiled bathroom with front aspect obscure glass window has a white suite comprising bathtub, walk in shower, handbasin and W/C. Floor has a vinyl cover, single pendant light fitting and radiator.

The apartment benefits from a utility room which has plumbing for washing machine and work top creating a great space for laundry and storing house hold items such as iron board and vacuum cleaner.

The property is heated by gas central heating radiators and there is a combi boiler for hot water. 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 M18/A1 motorway network is a short drive away. Viewings are available via the agent and the property is sold with NO ONWARD CHAIN. Contact 3Keys Property 01302 867888 for details.

ENTRANCE HALL

OPEN PLAN LOUNGE AND KITCHEN

3.55m x 6.72m (11' 8" x 22' 1") DUE TO IRREGULAR SHAPE ROOM - MEASUREMENTS ARE APPROXIMATE

BEDROOM 1

3.31m x 2.12m (10' 10" x 6' 11") CHANGING TO 2.71m x 3.80m (8' 11" x 12' 6")



BEDROOM 2

3.25m x 1.56m (10' 8" x 5' 1") 2.64m x 3.79m (8' 8" x 12' 5")

BATHROOM

1.75m x 2.80m (5' 9" x 9' 2")

UTILITY

1.45m x 2.02m (4' 9" x 6' 8")

ADDITIONAL INFORMATION

TENURE: LEASEHOLD

GROUND RENT: £50 pa

MAINTENANCE FEE: £102 per month

TERM OF LEASE: 125 years from 2002

EPC: C

COUNCIL TAX BAND: A

LOFT

HEATING - Gas central heating with combi boiler installed around 2019 and serviced annually.

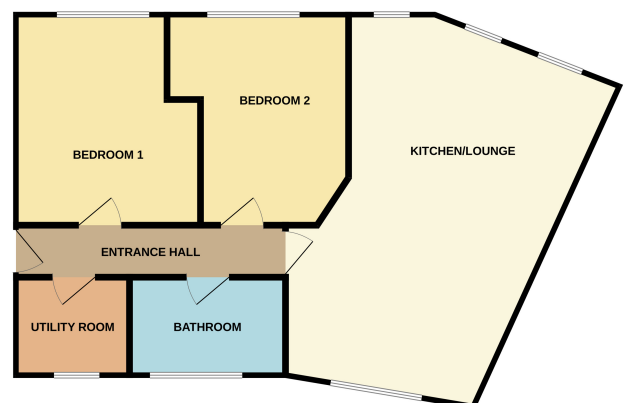
PARKING - 1 Allocated parking space.

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 floorplans contained herein, measurements of areas, volumes, levels, etc. are only approximate and the purchaser is advised to verify the same by their own measurements. 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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