

Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Fir Tree Avenue, Doncaster

£93,500

3Keys Property are delighted to offer this immaculate ground floor 1 bedroom apartment to the open sales market. Situated in this popular development in Auckley, Doncaster, this property offers an ideal base for a FTB/young professional who needs to commute with excellent link roads to the motorway network. The property benefits from one allocated parking space and close to local amenities and Yorkshire Wildlife Park. To view this property, contact 3Keys Property 01302 867888.

- 1 BEDROOM GROUND FLOOR APARTMENT
- OPEN PLAN KITCHEN/LIVING SPACE
- UTILITY CUPBOARD WITH PLUMBING FOR WASHING MACHINE
- COMMUNAL WELL MAINTAINED ENTRANCE WITH INTERCOM SYSTEM
- CLOSE TO LOCAL AMENITIES AND PUBLIC TRANSPORT

- IMMACUALTE CONDITION
- BATHROOM WITH BATH AND SHOWER OVER
- SPACIOUS ENTRANCE HALL
- ALLOCATED PARKING SPACE
- EASY ACCESS TO LOCAL MOTORWAY NETWORKS

## PROPERTY DESCRIPTION

3Keys Property are delighted to offer this immaculate ground floor 1 bedroom apartment to the open sales market. Situated in this popular development in Auckley, Doncaster, this property offers an ideal base for a FTB/young professional who needs to commute with excellent link roads to the motorway network.

Accessed through the main secure door with an intercom system, the well maintained communal entrance hall gives access to the apartment located on the ground floor.

The entrance hall is spacious with access to the kitchen/living area, bedroom, bathroom and small utility cupboard which has plumbing for the washing machine. There is wood effect laminate to the floor, spot lighting and radiator.

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 sofa making it a great space for open plan living. Front and side aspect window, wood effect laminate flooring, radiator and a mix of spot lighting and single pendant light fitting.

The double bedroom benefits from a fitted wardrobe, carpet to floor, 2 front aspect windows and spot lighting.

Bathroom is fully tiled with a tiled floor, has a bath tub with shower over, hand basin, WC and Spot lighting

There is allocated parking in front of the apartment block with local amenities just a short walk away.

Situated in a popular location, close to Yorkshire Wildlife 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.

## ENTRANCE HALL

## KITCHEN/LIVING SPACE

3.40m x 5.72m (11' 2" x 18' 9")



## BEDROOM

3.79m x 4.50m (12' 5" x 14' 9") MAX MEASUREMENTS

## BATHROOM

1.79m x 1.69m (5' 10" x 5' 7")

## ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – C

Tenure – Lease hold

Length of lease: 125 (118 years remaining)

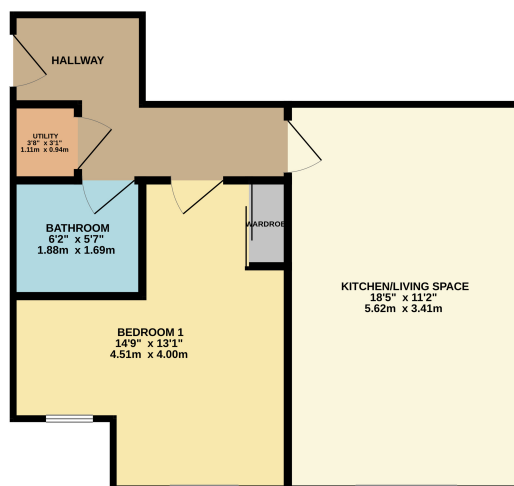
Ground rent: £295 P/A

Maintenance : £102 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 shown is included in the sale.

GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA - 459 sq.ft. (42.6 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. The data in the floorplan is for information only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee is to be given regarding their condition or availability.