

Anson Grove
Auckley
DN9 3QN
01302 867888



Brooke Court, Doncaster

£110,000

TWO DOUBLE BEDROOM PENTHOUSE APARTMENT WITH FULLY TILED BATHROOM, ENSUITE & ALLOCATED PARKING SPACE.

3Keys Property are delighted to offer this stunning 2 bedroom apartment to the open sales market. Situated in the popular village of Auckley, Doncaster, this apartment is offered in immaculate condition with bespoke cabinets the the bedroom and bathroom and media wall to living area. The property benefits from having no onward chain and is close to local transport links and amenities with easy access to both the A1 and M1 motorway networks via M18 link road. To view, contact 3keys Property for details 01302 867888.

- 2 BEDROOM PENTHOUSE APARTMENT WITH 2 JULIETTE BALCONIES
- ENSUITE AND BESPOKE CABINETS TO PRINCIPAL BEDROOM
- BATHROOM WITH BATH AND SHOWER OVER
- SPACIOUS LIVING AREA WITH BESPOKE MEDIA WALL
- 2 DOUBLE BEDROOMS WITH FITTED WARDROBES
- FITTED KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR FAN.
- UTILITY CUPBOARD WITH PLUMBING FOR WASHING MACHINE & SPACE FOR TUMBLE DRYER

PROPERTY DESCRIPTION

TWO DOUBLE BEDROOM PENTHOUSE APARTMENT WITH FAMILY BATHROOM, ENSUITE & ALLOCATED PARKING SPACE.

3Keys Property are delighted to offer this stunning 2 bedroom apartment to the open sales market. Situated in the popular village of Auckley, Doncaster, this apartment is offered in immaculate condition with bespoke cabinets the the bedroom and bathroom and media wall to living area. The property benefits from having no onward chain and is close to local transport links and amenities with easy access to both the A1 and M1 motorway networks via M18 link road.

This immaculate apartment is accessed by a well maintained communal entrance hall with intercom system and stairs which lead to the 2nd floor apartment.

The entrance hallway has a wood effect laminate floor which runs throughout the kitchen and living area adding a touch of style. There is spot lighting, a radiator and storage cupboard for shoes and coats. In addition to the store cupboard is a very useful utility cupboard with plumbing for washing machine and tumble dryer and additional storage space with single pendant light fitting.

The open plan kitchen is fully fitted with a range of floor and wall units, breakfast bar and integrated appliances to include oven, hob, extractor hood, and a dishwasher. There is spot lighting and a side aspect window.

The lounge has 2 sets of sliding doors with Juliet balcony and open aspect view. There is a bespoke media wall with cabinets which finish this room perfectly.

The rear aspect principal bedroom has carpet to the floor, large mirrored fitted wardrobes, bespoke fitted cabinets and bedside cabinets providing a stylish look and additional storage space, radiator, single pendant light fitting and access to the ensuite shower room.

The ensuite has spot lighting and is mainly tiled with a walk in shower, hand basin, tile floor and heated towel rail.

The bathroom is also mainly tiled with spot lighting, a bath tub with shower over, wc, hand basin, tiled floor, and a heated towel rail.

The second double bedroom also benefits from mirrored fitted wardrobes, carpet to floor and rear aspect window.

There is central heating radiators throughout. The communal entrance has a hard wearing carpet to floor and staircase leading to all floors. Access to the car park is via an electric gate. To view this property, please contact 3Keys Property 01302 867888.

ENTRANCE HALL

OPEN PLAN KITCHEN/LOUNGE

3.82m x 6.81m (12' 6" x 22' 4")

PRINCIPAL BEDROOM

2.67m x 4.76m (8' 9" x 15' 7")

SHOWER ROOM ENSUITE

1.85m x 1.95m (6' 1" x 6' 5")

BEDROOM 2

2.67m x 3.63m (8' 9" x 11' 11")

BATHROOM

1.85m x 1.95m (6' 1" x 6' 5")

UTILITY CUPBOARD

ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – C

Tenure – Leasehold

Term of Lease 125 year

Start date of Lease 2008

Ground Rent PA £300

Last Year's annual maintenance fee £1800 approx.

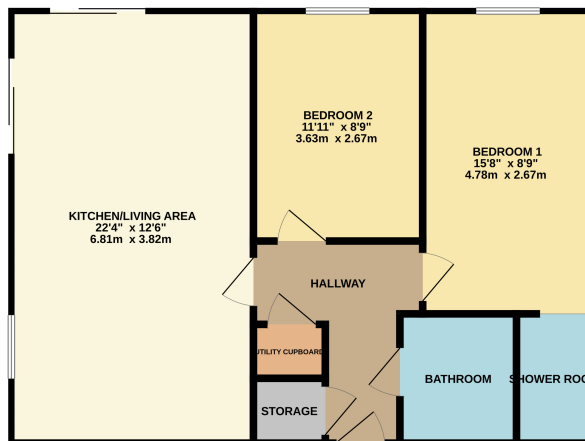
DISCLAIMER

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.

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
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 671 sq.ft. (62.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual dimensions, including but not limited to wall thicknesses, are not guaranteed to be exact. Any prospective purchaser should verify the actual dimensions of the property and any fixtures and fittings shown herein are not intended to be guaranteed and are subject to change without notice.

