

**3 Bedroom(s), Duplex, Leasehold**

**156 Kentmere Drive, Lakeside, Doncaster,**



- 3D Virtual Tour Available
- Sought After Lakeside Location
- Three Bedrooms One With En Suite
- Allocated Secure Parking Bay
- Balcony With Lake Views

- Corner Duplex
- Access Via Fourth And Fifth Floors
- No Chain
- Kitchen Diner
- Duel Aspect Lounge

**£225,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

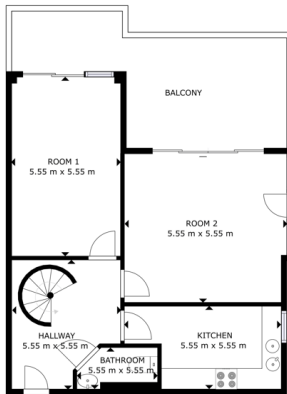
## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... Take a look around this fabulous Duplex apartment in the highly sought after Lakeside, with amazing views over lakeside this Duplex can be accessed via the fourth and fifth floors. Comprising a kitchen diner, dual aspect lounge, three bedrooms, two of which have access to the balcony where you can sit, relax and take in the scenery, what's not to like!! Book your viewing today via the link below.

**Duplex Apartment**  
<https://www.thepropertyhive.co.uk/property-for-sale/details/26115404>

## Fourth Floor

### Floor Plan



GROSS INTERNAL AREA  
GROUND FLOOR: 56.79 M<sup>2</sup> SECOND FLOOR: 48.81 M<sup>2</sup>  
TOTAL: 105.6 M<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



## Entrance Hall



## Kitchen Diner



## Lounge



## Third Bedroom/Dining Room



## Master Bedroom



## Fourth Floor W/C

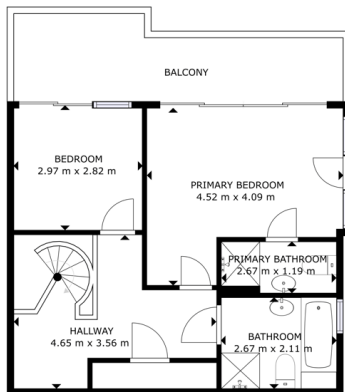


## En Suite



## Fifth Floor

### Floor Plan



GROSS INTERNAL AREA  
GROUND FLOOR: 16.35 m<sup>2</sup> SECOND FLOOR: 18.81 m<sup>2</sup>  
TOTAL: 132.6 m<sup>2</sup>

Matterport

## Second Bedroom



## Bathroom



## External

### Front Aspect



## Property Information

Council Tax Band - D

Utilities - Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Leasehold - 980 years remaining

Solar Panels - No

Space Heating System - Electric Combi

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location - In cupboard next to the kitchen

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Electric storage heaters

Permanent Loft Ladder - n/a

Loft Insulation - n/a

Loft Boarded out - n/a

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 