

2 Bedroom(s), Apartment, Leasehold

Roundhill Court, Lakeside, Doncaster.



- 3D Virtual Tour Available
- Two Bedroom Ground Floor Apartment
- Family Bathroom
- Sizeable Storage Cupboard
- Local Amenities and Transport Links

- No Chain
- Spacious Kitchen Diner
- Communal Car Park with Allocated Space
- Popular Location in Lakeside
- Private Veranda

£98,000
For Sale

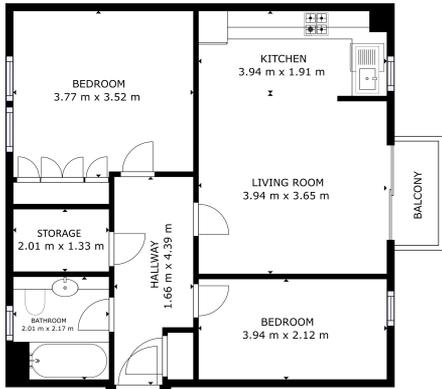
Book your viewing today Tel: 01302 247754

Owner's View

Secure communal entrance, 2 Bedroom ground floor apartment, balcony, allocated parking. Lakeside within 5 mins walk. Doncaster Dome, Racecourse, Football Ground, Cinema, Bowling, Supermarket, Outlet shopping and various Restaurants nearby. Near M18 link to A1 and M1.

Internals

Floor Plan



GROUND FLOOR AREA
12.58 m² (134 sq ft)
EXCLUDED AREA: BALCONY 1.81 m²
(19.5 sq ft)
TOTAL FLOOR AREA
14.39 m² (153.5 sq ft)

Matterport



Master Bedroom



Bedroom

Kitchen and Living Space



Family Bathroom



Storage



Externals

Front Aspect



Veranda



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Leasehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 1/1/1999

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 1/1/1999

Boiler Location - Cupboard off hallway

Approximate Electrical System Installation Date - 1/1/1999

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - To use as single, private premise.

Parking space is only for one car.

Comply with Insurance regs and no use for illegal or immoral purpose.

Not to become a nuisance or annoyance to other occupants.
Not to permit any noise audible between 12 midnight and 7 am.
No alteration to outside of building including windows and doors.
No sign or advertisement to be exhibited, other than 'Flat for Sale'
Not to obstruct or store anything on forecourts, paths, common areas.
No caravan, trailer or commercial vehicle to be parked upon Site.
Not to use other car parking spaces other than the designated space.
Only to deposit normal domestic refuse in bins and not cause a fire in refuse collection area.
Not to erect an aerial or device for receiving to signals if visible from outside Premises.
Not to raise or lower forecourts or car parking spaces.
Not to cause damage or blockage to sinks, pipes, drains or sewers.
Not to keep any animal, bird or reptile except one small dog or cat.
Are you aware of any known risk to flooding at the property? - No
Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No
Has the property been adapted, or benefit from any accessibility features? - No

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+) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	