

Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Church Street, Doncaster

£88,000

3Keys Property present this 2 double bedroom ground floor apartment with separate lounge and kitchen to the open sales market. Situated in Bentley, Doncaster, this property benefits from A 152 year extended lease, purchased by the current vendor a few years ago. Perfect opportunity for an investor or FTB. Contact 3keys Property today 01302 867888.

- GROUND FLOOR APARTMENT
- SPACIOUS LOUNGE/DINER
- ENTRANCE PORCH
- COMMUNAL YARD
- EASY ACCESS TO CITY CENTRE

- 2 DOUBLE BEDROOMS
- SEPARATE KITCHEN WITH INTEGRATED APPLIANCES
- ALLOCATED PARKING
- CLOSE TO AMENITIES AND LOCAL TRANSPORT LINKS
- EXTENDED LEASE

## ENTRANCE PORCH

Single pendant light fitting.

## LOUNGE/DINING ROOM

6.23m x 3.98m (20' 5" x 13' 1") reducing to 6.23m x 2.44m (20' 5" x 8' 0") Open plan room with front aspect window, carpet to floor, store cupboard, radiator and 2 single pendant light fittings.

## KITCHEN

2.39m x 2.64m (7' 10" x 8' 8") Range of floor and wall units with integrated oven, hob and extractor fan, plumbing for washing machine, space for fridge, part tiled walls, tiled floor, radiator and single pendant light fitting. Side aspect window.

## BEDROOM 1

2.94m x 4.30m (9' 8" x 14' 1") Rear aspect window, radiator, single pendant light fitting.

## BEDROOM 2

2.64m x 3.29m (8' 8" x 10' 10") Rear aspect window, radiator, single pendant light fitting and carpet to floor.

## BATHROOM

1.61m x 2.34m (5' 3" x 7' 8") Rear aspect obscure glass window, white bath tub, hand basin and wc, fully tiled walls, radiator, single pendant light fitting, vinyl floor covering.

## ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – C

Tenure – LEASEHOLD - 152 YEAR TERM WITH PEPPERCORN GROUND RENT.

## 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

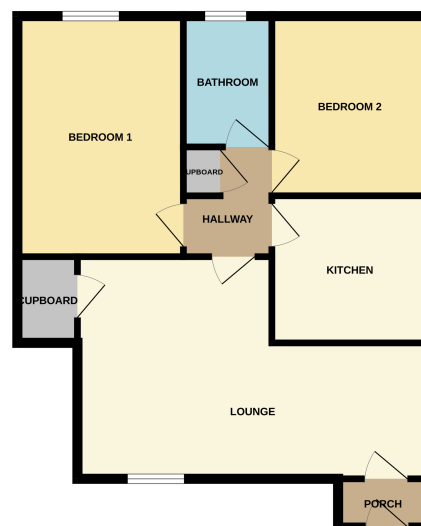
Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have 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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for general guidance only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Letting 12321