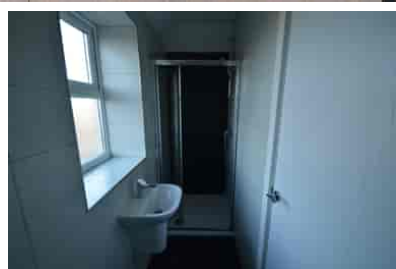


Anson Grove
Auckley
DN9 3QN
01302 867888



Fir Tree Avenue, Doncaster

£115,000

3Keys Property are delighted to present to the open sales market this 2 bedroom, top floor apartment in Auckley, Doncaster. Sold with NO ONWARD chain, this spacious apartment briefly comprises of: kitchen/living area, master bedroom with en suite, further double bedroom and main bathroom. There is a communal area and plenty of parking in front and behind the apartment block. Situated in a popular location, close to Doncaster Sheffield Airport, local amenities and transport links, this apartment would be great for an investment opportunity as well as for residential living. Viewings are by appointment only call today for more information 01302 867888.

- TOP FLOOR APARTMENT
- MASTER BEDROOM WITH EN SUITE
- GREAT ACCESS TO LOCAL TRANSPORT LINKS AND MOTORWAY NETWORKS
- EASY ACCESS TO DONCASTER AIRPORT
- NO ONWARD CHAIN

- 2 DOUBLE BEDROOMS
- OPEN PLAN KITCHEN AND LOUNGE AREA
- CLOSE TO LOCAL AMENITIES
- VIEWINGS BY APPOINTMENT ONLY

SALES DESCRIPTION

Situated in a popular residential area, this top floor 2 bedroom apartment is sold with NO ONWARD chain and would be a great opportunity for investment or for residential living. Accessed through the main secure door with an intercom, the well maintained stairway leads to the front door of the apartment. Through the front door into living area, the modern gloss kitchen with a mix of wall and base units benefits from integrated oven, overhead extractor and hob, washing machine, and fridge/freezer. There is adequate space for a dinning table and sofa making it a great space for open plan living. The master bedroom benefits from a fitted wardrobe and an ensuite with walk in shower, W/C and basin. A further double bedroom with storage cupboard, a large bathroom with hand basin, W/C and bathtub with shower over. There is a hallway with storage cupboard connecting the bedrooms and bathrooms to the main living area. There is plenty of parking in front and behind the apartment block with local amenities just a short walk away. Situated in a popular location, close to Doncaster Sheffield Airport 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.

KITCHEN LIVING AREA

5.09m x 6.00m (16' 8" x 19' 8") max

MASTER BEDROOM

2.54m x 3.51m (8' 4" x 11' 6")

EN SUITE

0.88m x 3.17m (2' 11" x 10' 5")

BEDROOM 2

3.38m x 2.94m (11' 1" x 9' 8")

BATHROOM

1.68m x 2.63m (5' 6" x 8' 8")



ADDITIONAL INFORMATION

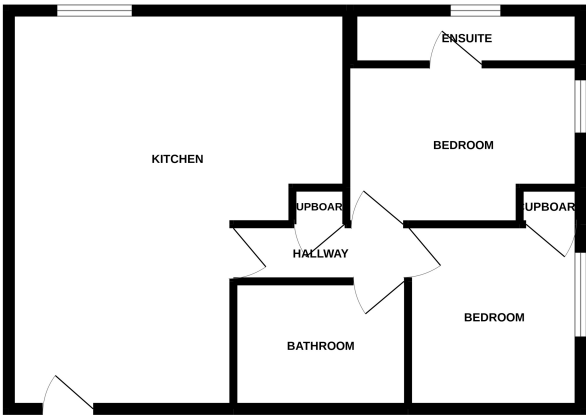
Council Tax Band – A
EPC rating – C
Tenure – Freehold

Length of lease: 125 (118 years remaining)
Ground rent: £295 P/A
Maintenance : £71.65 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.

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The original, signed and sealed plan has not been retained and no guarantee as to the correctness of accuracy can be given.
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