



**Brooke Court  
Auckley  
Doncaster  
South Yorkshire  
DN9 3FN**

**Offers In Excess Of £93,000**

**bettermove**

# Brooke Court Doncaster

Bettermove are proud to present this 2 bedroom ground floor apartment in Doncaster available with no forward chain welcoming cash buyers only.

The property is currently tenanted and rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is B.

This is a leasehold property with 125 years on the lease from 2008; the ground rent is approximately £300pa and the service charge is approximately £1,500pa.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 2 bedrooms, 1 en-suite and the main bathroom.

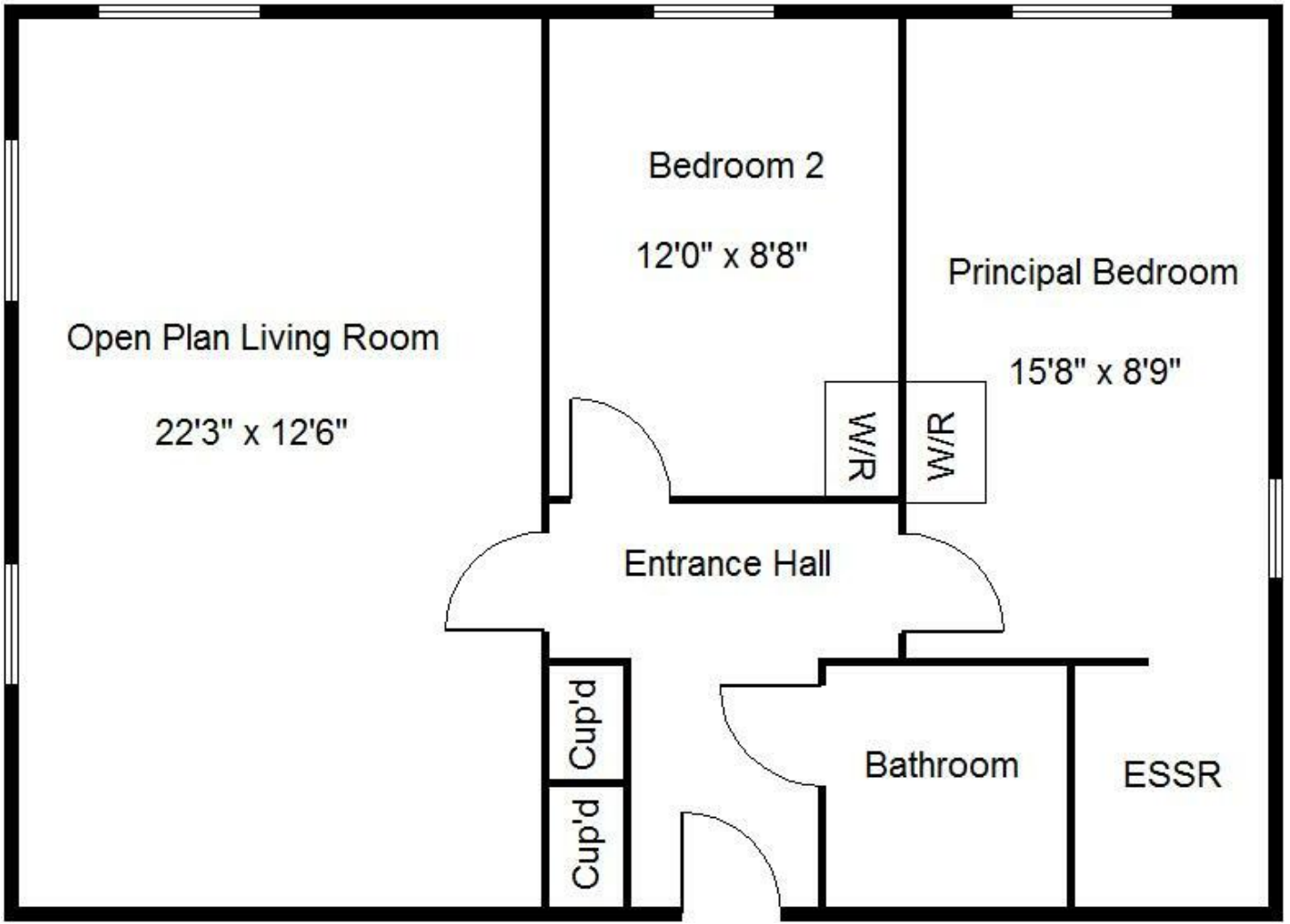
Located in the popular village of Auckley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M18, A638 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	





20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)