

2 Bedroom(s), Apartment, Leasehold

Kentmere Drive, Lakeside, Doncaster.



- 3D Virtual Tour Available
- First Floor Apartment
- Open Plan Breakfast Kitchen and Lounge
- Two Balconies
- Family Bathroom

- No Chain
- Two Double Bedrooms
- Master Bedroom with En Suite
- Popular Location and Close to Amenities
- Allocated Parking Bay in Basement Car Park

**Offers Over
£170,000
For Sale**

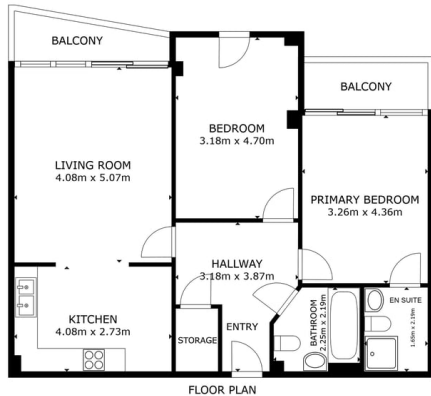
Book your viewing today Tel: 01302 247754

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... Kentmere Drive is being sold with no forwarding chain. The apartment is spacious and bright with a balcony off the lounge and master overlooking the lake. Close by and within walking distance are lots of amenities, Vue Cinema, The Dome Leisure Centre, Bowling Aisle, many eateries and much much more. The building has a lift and an underground parking.

First Floor Apartment

Floor Plan



GROSS INTERNAL AREA
FLOOR PLAN 83.1 sq ft
ENCLOSURE AREAS: BALCONY 3.9 sq ft
TOTAL: 87.0 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

Breakfast Kitchen



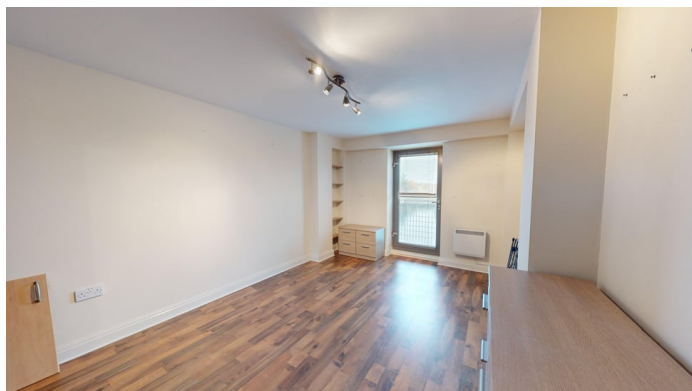
Lounge



Master Bedroom with En Suite



Bedroom



Family Bathroom



Externals

Apartment Block



External View



Property Information

Council Tax Band - C

Utilities - Mains Electricity, Mains Water

Water Meter - No

Tenure - Leasehold

Lease Term - 999 years from 2003

Ground Rent - £100pa, no review period

Service Charge - £3000pa, variable charge paid monthly

Solar Panels - No

Electricity Storage Battery - Yes

Space Heating System - Electric storage heaters

Approximate Heating System Installation Date - 05/02/2014

Water Heating System - Electric immersion heated tank

Approximate Water Heating Installation Date - 05/02/2014

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 05/02/2014

Permanent Loft Ladder - No

Loft Insulation - No

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. - No

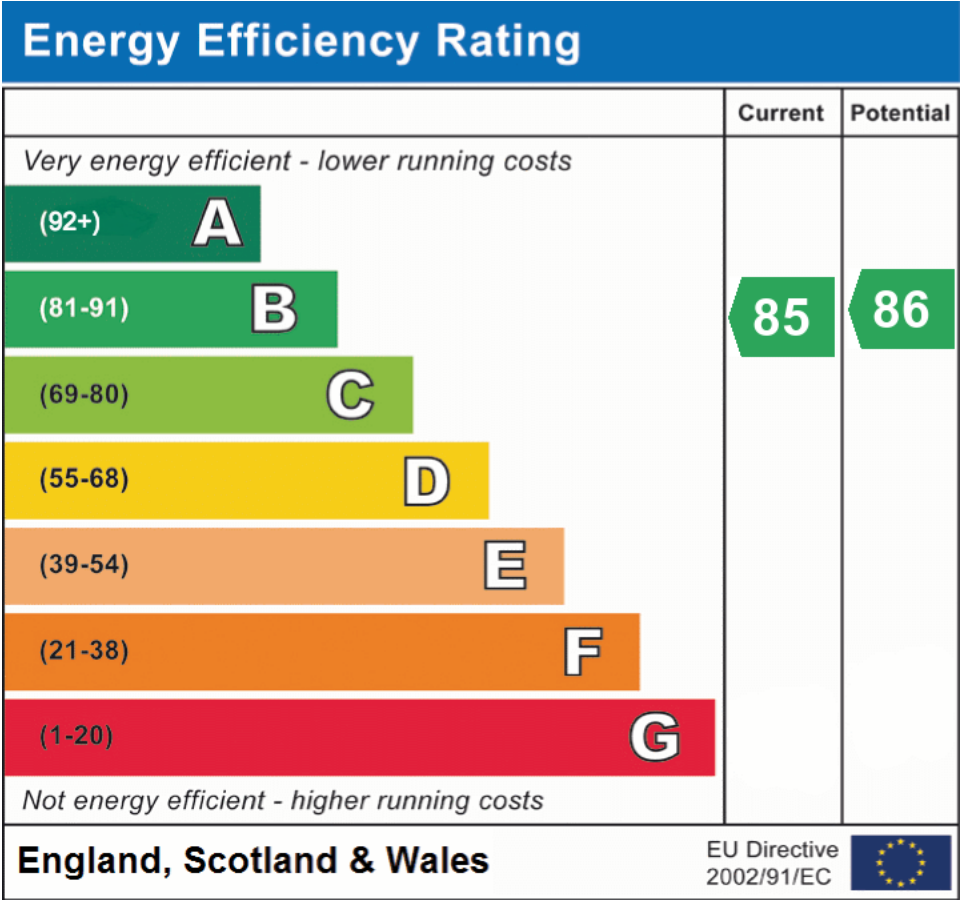
Are you aware of any known risk to flooding at the property? - No

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



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.