

**2 Bedroom(s), Apartment, Leasehold**

**Mere Lane, Armthorpe, Doncaster.**



- No Chain
- Open Plan Lounge, Kitchen and Dining Area
- Two Bedrooms
- Dedicated Parking Space

- 3D Virtual Tour Available
- Two Bathrooms
- Close to Amenities and Transport Links
- Gated Development

**£115,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

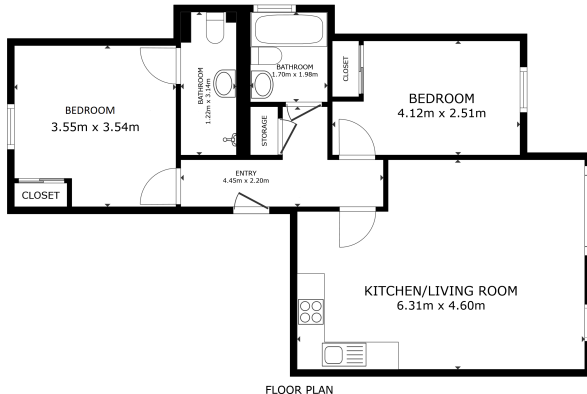


## Owner's View

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...A beautiful gated community of stylish apartments in a quiet area of Armthorpe, Doncaster

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR PLAN (BTL 1/2011)  
TOTAL : 66.5 sq.m.  
NOTES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport



Bedroom with En suite



## Lounge Diner



## Bedroom



## Family Bathroom



## External View



## Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water- Yes

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Leasehold

Solar Panels - No

Space Heating System -

Approximate Heating System Installation Date - 31/08/2007

Water Heating System - Gas Boiler

Approximate Water Heating Installation Date - 31/08/2007

Boiler Location - Utility

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters -

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. - 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

