

2 Bedroom(s), Apartment, Leasehold (to be confirmed)

The Potteries, New Rossington, Doncaster.



- Kitchen
- Two Bedroom
- Secure Intercom System on Entry
- No Chain
- Top Floor Apartment
- Lounge Diner
- Bathroom
- Allocated Car Parking Space
- Popular Location in New Rossington

**£99,950**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

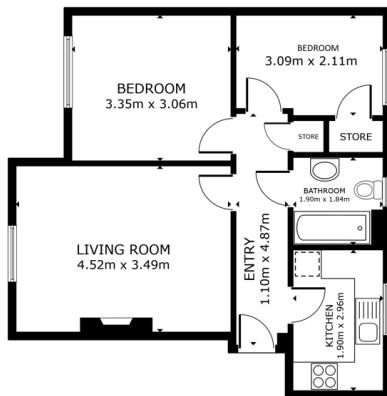


## Owner's View

This two-bedroom second-floor apartment is located in the popular area of Rossington. Comprising of a lounge/diner, kitchen, two bedrooms, bathroom and an allocated parking space with visitor space and communal gardens. Close to local schools, amenities, Amazon, IPort, Great Yorkshire Way and motorway links.

## Second Floor Apartment

### Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN NO. 3 10/17  
TOTAL: 50.3 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

### Entrance Hallway

The property is approached through a secure door with intercom system into the communal hallway. Stairs rise to the top floor where the apartment is entered through a secure door.

### Lounge/Diner



Spacious lounge comprising of a feature fire with surround with room for dining furniture.

### Kitchen



Modern Kitchen comprising of a sink with drainer, oven, hob and extractor. Fridge Freezer is also provided. Space is provided for a washing machine.

### Bedroom One



Master Bedroom which is of double proportions.

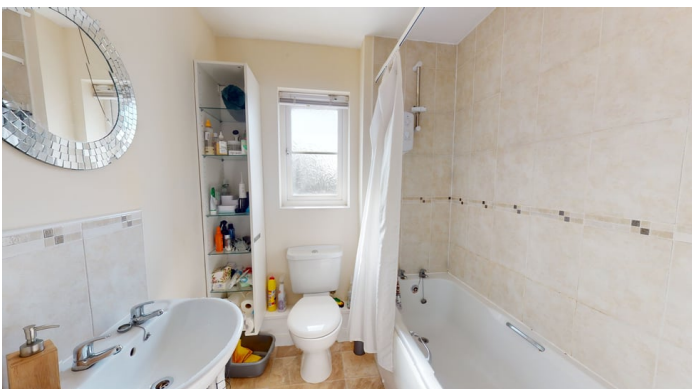


**Bedroom Two**



Second Bedroom which is of single proportions with a storage cupboard.

## Bathroom



Modern Bathroom comprising of a toilet, wash hand basin and a bath with shower overhead. Useful shelving is also provided in the

bathroom.

## External

### Front Aspect



## Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

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

