

Anson Grove  
Auckley  
DN9 3QN  
01302 867888



GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



Jossey Lane, Doncaster

£100,000

3Keys Property are delighted to offer this well-presented 1-bedroom ground floor apartment in the popular Olympia Court development in Scawthorpe, Doncaster, to the open sales market. The property is in excellent condition and is being sold with a tenant in situ, making it an ideal investment opportunity. For more information or to arrange a viewing, contact 3Keys Property today on 01302 867888.

- 1 BEDROOM
- GROUND FLOOR
- APARTMENT
- LOUNGE/ KITCHEN
- BATHROOM WITH BATH AND SHOWER OVER
- SECURE INTERCOM ENTRY
- NO ONWARD CHAIN
- TENANT IN SITU
- 1 DOUBLE BEDROOM
- ALLOCATED PARKING
- EASY ACCESS TO MOTORWAY NETWORK AND PUBLIC TRANSPORT LINKS
- INVESTOR OPPORTUNITY

PROPERTY DESCRIPTION

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Accommodation briefly comprises of a communal entrance hallway with intercom security access, leading to the ground floor apartment which overlooks the communal parking area. Inside, the entrance hallway provides access to all rooms, including an open-plan lounge and kitchen, a double bedroom, and a bathroom.

The property is located on the highly sought-after Olympia Court development, which benefits from secure parking and CCTV throughout the grounds, offering added peace of mind to residents.

ACCOMODATION

As you enter the secure communal hallway, which provides access to other apartments within the development, this particular property is conveniently located on the ground floor.

The entrance hallway features a handy storage cupboard housing the water tank and provides access to the open-plan lounge/kitchen, double bedroom, and bathroom. It is finished with carpet flooring, a single pendant light fitting, and a radiator.

The open-plan lounge/kitchen is a bright and functional space, featuring a fitted oven and a convenient breakfast bar that separates the two areas. The kitchen is equipped with a range of floor and wall units, a sink, plumbing for a washing machine, and space for a fridge/freezer. It also includes under-counter lighting, wood-effect flooring, and single pendant light fittings. A window with blinds overlooks the communal parking area, allowing natural light to fill the room.

The double bedroom is located at the rear of the property and features a window that allows for natural light. The room is finished with carpet flooring, a single pendant light fitting, and a radiator, creating a comfortable and cosy space.

The bathroom is situated at the front of the property and is fully tiled throughout. It features a shower over the bath, WC, hand basin, and a radiator, offering a clean and functional space.

EXTERNAL

The property is situated in the highly sought-after area of Scawthorpe, within the secure Olympia Court development, which benefits from CCTV surveillance and intercom access for added security. Residents also have access to communal parking, with this property including one allocated parking space.

ENTRANCE HALLWAY

1.196m x 2.091m (3' 11" x 6' 10")

LOUNGE/KITCHEN

3.882m x 5.731m (12' 9" x 18' 10")

BEDROOM 1

2.979m x 2.737m (9' 9" x 9' 0")

BATHROOM

1.632m x 2.064m (5' 4" x 6' 9")

ADDITIONAL INFORMATION

Council Tax Band – A  
EPC rating – C  
Tenure – Leasehold started 1st January 2013 for 999 years.  
Parking - Driveway in the communal carpark with 1 allocated space.  
Boiler - 12 years old, serviced annually.

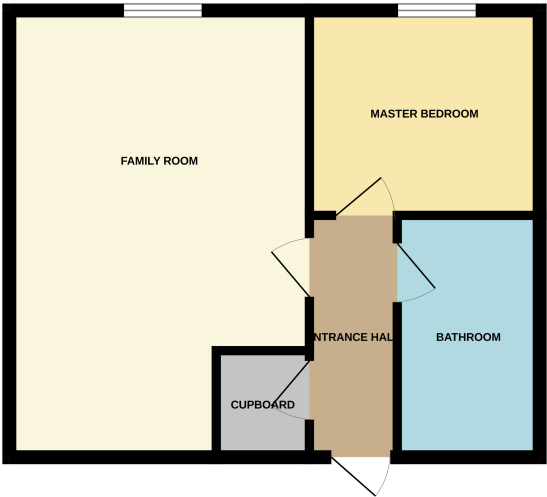
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Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information 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

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TOTAL FLOOR AREA- 425 sq.ft. (39.5 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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