



Jossey Lane, Doncaster

£115,000

3Keys Property are delighted to present this well-maintained 2-bedroom first floor apartment in the ever-popular Olympia Court development in Scawthorpe, Doncaster. Ideal for first-time buyers or investors, this property is offered to the open sales market in excellent condition and is being sold with either vacant possession or tenant in situ, offering an attractive investment opportunity from day one. To view, contact 3Keys Property 01302 867888.

- **FIRST FLOOR 2 BEDROOM APARTMENT**
- **JULIETTE BALCONY TO LOUNGE**
- **BATHROOM WITH SHOWER OVER BATH**
- **SECURE VIDEO INTERCOM ENTRY**
- **ALLOCATED PARKING SPACE**
- **OFFERED WITH VACANT POSSESSION OR TENANT IN SITU DEPENDING ON BUYER**
- **OPEN PLAN KITCHEN / DINER / LIVING AREA**
- **MAIN BEDROOM WITH DRESSING ROOM/OFFICE**
- **VIEWING IS HIGHLY RECOMMENDED**
- **EASY ACCESS TO MOTORWAY NETWORK AND PUBLIC TRANSPORT LINKS**

PROPERTY DESCRIPTION

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The apartment is accessed via a secure communal entrance with intercom security, leading to the first floor. Inside, the entrance hallway provides access to all rooms, including a spacious open-plan lounge and kitchen, two generously sized bedroom. There is also access to a loft.

The open-plan lounge and kitchen area is bright and functional, featuring a fitted oven, a range of wall and base units and store cupboard. There is plumbing for a washing machine and space for a fridge/freezer. A large window and Juliette balcony allows for plenty of natural light and overlooks the communal parking area.

Both bedrooms are well-proportioned and neutrally decorated, offering comfortable spaces with carpet flooring, pendant light fittings, and radiators. The main bedroom has a room off the bedroom that could be used as a study or walk in wardrobe/dressing room.

The bathroom is fully tiled and fitted with a WC, hand basin, and a shower over the bath, creating a clean and functional space for everyday use.

Externally, Olympia Court is a secure and well-maintained development featuring CCTV throughout and intercom access for added peace of mind. This apartment benefits from one allocated parking space within the communal parking area. For more information or to arrange a viewing, contact 3Keys Property today on 01302 867888.

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.

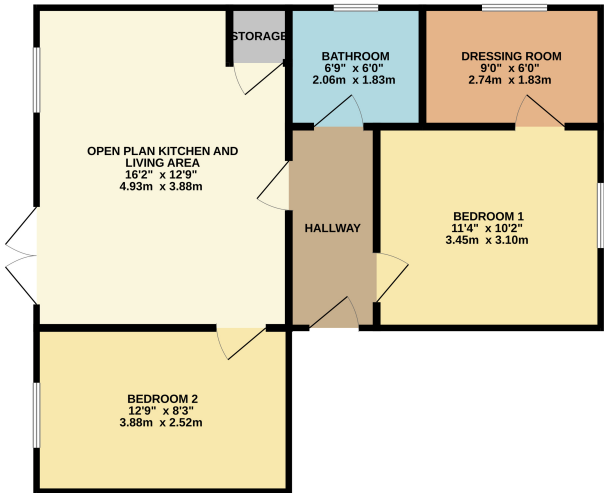
DISCLAIMER

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 qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers'

GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 565 sq. ft. (52.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should be used in accordance with the prospectus. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. Call for more details.
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