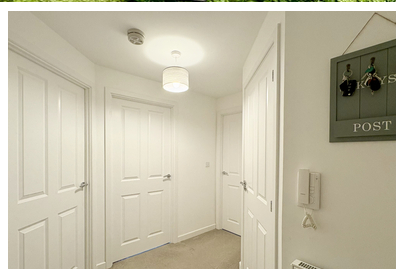
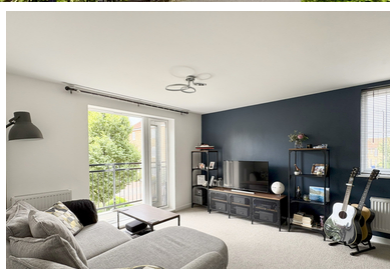


Anson Grove
Auckley
DN9 3QN
01302 867888



Windermere Drive, Doncaster

£149,950

3Keys Property offer for sale this modern 2 DOUBLE BEDROOM first floor apartment in sought-after Lakeside location. Step into modern living with this beautifully presented first-floor apartment, perfectly positioned in the ever-popular Lakeside area. Combining the comfort of village life with the convenience of city-style amenities, this property offers the best of both worlds. Whether you're commuting to nearby cities or enjoying peaceful weekends by the water, this apartment places you at the heart of it all. With allocated parking and balcony. To view this stunning apartment, contact 3Keys Property 01302 867888.

- STUNNING 2 BEDROOM 1ST FLOOR APARTMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS OPEN PLAN KITCHEN /DINING/LIVING AREA
- MODERN BATHROOM
- IDEALLY LOCATED FOR COMMUTING VIA EASY ACCESSABLE MOTORWAY LINKS

- LAKESIDE AREA
- FULLY USEABLE BALCONY TO ENJOY THE OUTSIDE
- PRINCIPAL BEDROOM WITH ENSUITE
- WELL MAINTAINED COMMUNAL ENTRANCE WITH SECURE INTERCOM ENTRY SYSTEM
- ALLOCATED PARKING SPACE AND VISITOR PARKING

PROPERTY DESCRIPTION

3Keys Property offer for sale this modern first floor apartment in sought-after Lakeside location. Step into modern living with this beautifully presented first-floor apartment, perfectly positioned in the ever-popular Lakeside area. Combining the comfort of village life with the convenience of city-style amenities, this property offers the best of both worlds. Whether you're commuting to nearby cities or enjoying peaceful weekends by the water, this apartment places you at the heart of it all.

From the moment you enter the well maintained communal entrance with its secure telecom system, you'll appreciate the attention to detail and design. Stairs lead to the first-floor landing where this welcoming home awaits.

Inside, a spacious entrance hall sets the tone, offering a handy storage cupboard ideal for coats, shoes, or larger items, helping to maintain a tidy, open feel throughout the property.

The open-plan kitchen and lounge/diner provide a perfect space for entertaining or relaxing at the end of the day. High gloss wall and base units, a wood-effect worktop, and integrated appliances including a oven, 4 ring gas hob, extractor hood, fridge, freezer and dishwasher offer both style and functionality. The kitchen has a wood effect vinyl floor which separates the dining area from the lounge and the current vendor has a free standing high table with stools which match the kitchen and will be left with the property. There is a side aspect window which created a light and airy feel to the kitchen.

French doors lead from the lounge to a balcony overlooking the adjacent park—an ideal spot for enjoying morning coffee or winding down as the sun sets. The lounge area has plenty of space for a corner suite and coffee table and has carpet to the floor, 2 radiators and 2 single pendant light fittings.

The principal bedroom offers space and comfort, with a recessed area perfect for wardrobes and its own en-suite featuring a shower enclosure, wash basin, and heated towel rail. The bedroom has a front aspect window over looking the green area, carpet to floor, radiator and single pendant light fitting. The ensuite is part tiled with heated towel rail and single pendant light fitting.

A second double bedroom is equally well-sized, perfect for guests, a home office, or family living. Carpet to floor, single pendant light fitting and radiator.

The main bathroom in part tiled and continues the modern feel with a full suite including a bath, toilet, and wash basin. Heated towel rail, single pendant light fitting and tiled floor.

An allocated parking space is located to the rear, adding to the everyday convenience of this superb home. Just a short walk from the stunning lake at Lakeside and within easy reach of schools, shops, restaurants, and motorway links, it offers the atmosphere of a tight-knit community with the lifestyle of a vibrant town. For more information contact 3Keys Property 01302 867888.

HALLWAY

OPEN PLAN LOUNGE/KITCHEN/DINER

3.70m x 5.60m (12' 2" x 18' 4")

BALCONY



PRINCIPAL BEDROOM

2.96m x 3.87m (9' 9" x 12' 8")

ENSUITE

1.40m x 2.24m (4' 7" x 7' 4") MIN MEASUREMENT

BEDROOM 2

2.65m x 3.50m (8' 8" x 11' 6")

BATHROOM

1.92m x 2.13m (6' 4" x 7' 0")

ADDITIONAL INFORMATION

Council Tax Band – C
EPC rating – B
Tenure – LEASEHOLD
Ground Rent - £200 pa
Service charge - £1100.32 last year
Remaining term of lease - 142 years
Boiler - Original combi boiler installed in 2017 and serviced annually

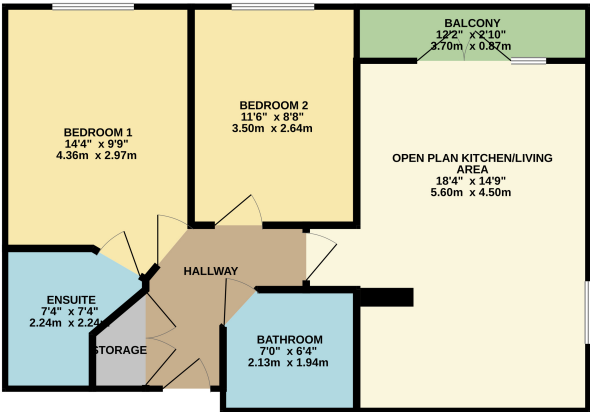
DISCLAIMER

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’ identification.

GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 598 sq.ft. (55.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, rooms and other items are approximate and it is recommended to verify any measurements by the purchaser. The services, systems and appliances shown herein have not been tested and no guarantee is given as to their operation or efficiency at any time.
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