

Anson Grove
Auckley
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Brooke Court, Doncaster
£115,000

TWO DOUBLE BEDROOM PENTHOUSE APARTMENT WITH FULLY TILED BATHROOM, ENSUITE & ALLOCATED PARKING SPACE.

3Keys Property are delighted to offer this stunning 2 bedroom apartment to the open sales market. Situated in the popular village of Auckley, Doncaster, this apartment is offered in immaculate condition with bespoke cabinets the the bedroom and bathroom and media wall to living area. The property benefits from having no onward chain and is close to local transport links and amenities with easy access to both the A1 and M1 motorway networks via M18 link road. To view, contact 3keys Property for details 01302 867888.

- 2 BEDROOM PENTHOUSE APARTMENT WITH 2 JULIETTE BALCONIES
- ENSUITE AND BESPOKE CABINETS TO PRINCIPAL BEDROOM
- BATHROOM WITH BATH AND SHOWER OVER
- SPACIOUS LIVING AREA WITH BESPOKE MEDIA WALL
- 2 DOUBLE BEDROOMS WITH FITTED WARDROBES
- FITTED KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR FAN.
- UTILITY CUPBOARD WITH PLUMBING FOR WASHING MACHINE & SPACE FOR TUMBLE DRYER

PROPERTY DESCRIPTION

TWO DOUBLE BEDROOM PENTHOUSE APARTMENT WITH FAMILY BATHROOM, ENSUITE & ALLOCATED PARKING SPACE.

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This immaculate apartment is accessed by a well maintained communal entrance hall with intercom system and stairs which lead to the 2nd floor apartment.

The entrance hallway has a wood effect laminate floor which runs throughout the kitchen and living area adding a touch of style. There is spot lighting, a radiator and storage cupboard for shoes and coats. In addition to the store cupboard is a very useful utility cupboard with plumbing for washing machine and tumble dryer and additional storage space with single pendant light fitting.

The open plan kitchen is fully fitted with a range of floor and wall units, breakfast bar and integrated appliances to include oven, hob, extractor hood, and a dishwasher. There is spot lighting and a side aspect window.

The lounge has 2 sets of sliding doors with Juliet balcony and open aspect view. There is a bespoke media wall with cabinets which finish this room perfectly.

The rear aspect principal bedroom has carpet to the floor, large mirrored fitted wardrobes, bespoke fitted cabinets and bedside cabinets providing a stylish look and additional storage space, radiator, single pendant light fitting and access to the ensuite shower room.

The ensuite has spot lighting and is mainly tiled with a walk in shower, hand basin, tile floor and heated towel rail.

The bathroom is also mainly tiled with spot lighting, a bath tub with shower over, wc, hand basin, tiled floor, and a heated towel rail.

The second double bedroom also benefits from mirrored fitted wardrobes, carpet to floor and rear aspect window.

There is central heating radiators throughout. The communal entrance has a hard wearing carpet to floor and staircase leading to all floors. Access to the car park is via an electric gate. To view this property, please contact 3Keys Property 01302 867888.

ENTRANCE HALL

OPEN PLAN KITCHEN/LOUNGE

3.82m x 6.81m (12' 6" x 22' 4")

PRINCIPAL BEDROOM

2.67m x 4.76m (8' 9" x 15' 7")

SHOWER ROOM ENSUITE

1.85m x 1.95m (6' 1" x 6' 5")



BEDROOM 2

2.67m x 3.63m (8' 9" x 11' 11")

BATHROOM

1.85m x 1.95m (6' 1" x 6' 5")

UTILITY CUPBOARD

ADDITIONAL INFORMATION

Council Tax Band – B
EPC rating – C
Tenure – Leasehold
Term of Lease 125 year
Start date of Lease 2008
Ground Rent PA £300
Last Year's annual maintenance fee £1800 approx.

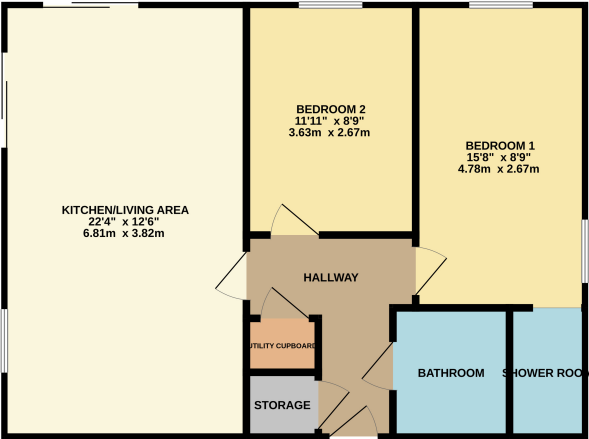
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Offer Procedure

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
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA - 671 sq.ft. (62.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floor, window, room and other items are approximate and it is recommended that prospective purchasers should verify the measurements themselves. The services, systems and appliances shown herein are for general information only and are not intended to be used as a basis for any guarantee as to their operation or efficiency can be given.
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