



Fir Tree Avenue, Doncaster

£112,000

3Keys Property are proud to present this modern Top Floor Two-Bedroom Apartment to the open sales market. Located in a popular residential area, this modern apartment is offered with NO ONWARD CHAIN, making it an ideal opportunity for investors or those seeking convenient residential living. Local amenities are within easy walking distance, and the location offers excellent transport links, with the Great Yorkshire Way providing quick access to the M18/A1 motorway network. Viewings are strictly by appointment only. Call today for more information: 01302 867888

- **TOP FLOOR APARTMENT**
- **2 DOUBLE BEDROOMS**
- **OPEN PLAN KITCHEN AND LOUNGE AREA**
- **CLOSE TO LOCAL AMENITIES**
- **GREAT ACCESS TO LOCAL TRANSPORT LINKS AND MOTORWAY NETWORKS**
- **NO ONWARD CHAIN**
- **PRINCIPAL BEDROOM WITH ENSUITE**
- **FAMILY BATHROOM**
- **ALLOCATED PARKING**
- **VIEWINGS BY APPOINTMENT ONLY**

PROPERTY DESCRIPTION

Discover the perfect blend of comfort and convenience with this stunning top floor apartment located in the desirable area of Auckley. This spacious property boasts two generous double bedrooms, including a principal bedroom complete with a modern en suite, providing a private sanctuary to unwind after a long day. The open plan kitchen and lounge area creates a bright and airy living space, ideal for both relaxing and entertaining guests in style.

One of the standout features of this apartment is the genuine no onward chain, allowing for a seamless and hassle-free purchase process. Whether you're a first-time buyer, a professional couple, or looking to downsize, this property offers an excellent opportunity to move straight in and start enjoying everything this vibrant community has to offer.

Situated on the top floor, the apartment benefits from increased privacy and peaceful surroundings, along with the added advantage of natural light streaming through the large windows. The layout has been thoughtfully designed to maximise space and functionality, offering a comfortable and inviting living environment that you will be proud to call home.

Accessed via a secure communal entrance with an intercom system, the well-maintained stairway leads to the private front door of the apartment.

Upon entering, you are welcomed into the open-plan living area, featuring a contemporary gloss kitchen with a range of wall and base units. The kitchen is fully equipped with an integrated oven, hob, overhead extractor, washing machine, and fridge/freezer. There is ample space for both a dining table and sofa, creating a comfortable and versatile living environment.

The principal bedroom includes a fitted wardrobe and a modern en-suite bathroom with a walk-in shower, WC and basin.

A second double bedroom with a storage cupboard offers additional flexibility, while the main bathroom provides a generous space complete with a hand basin, WC and bathtub with shower over.

A hallway with further storage connects all rooms seamlessly.

Externally, the property benefits from ample parking to both the front and rear of the building.

Location is key, and this property does not disappoint. With great access to local transport links and major motorway networks, commuting is straightforward whether you're travelling for work or leisure. Additionally, a variety of local amenities including shops, cafes, and schools are just a short distance away, ensuring you have everything you need within reach.

Viewings are available by appointment only, providing an exclusive opportunity to explore this fantastic apartment at your convenience. Don't miss your chance to secure a modern, stylish home in one of Auckley's most sought-after locations. Contact us today to arrange a viewing and take the first step towards making this wonderful property yours. 3Keys Property 01302 867888.

OPEN PLAN KITCHEN/LIVING AREA

5.09m x 6.00m (16' 8" x 19' 8") max

PRINCIPAL BEDROOM

2.54m x 3.51m (8' 4" x 11' 6")



EN SUITE

0.88m x 3.17m (2' 11" x 10' 5")

BEDROOM 2

3.38m x 2.94m (11' 1" x 9' 8")

BATHROOM

1.68m x 2.63m (5' 6" x 8' 8")

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – C

Tenure – Freehold

Length of lease: 125 (115 years remaining)

Ground rent: £295 P/A

Maintenance : £71.65 P/M

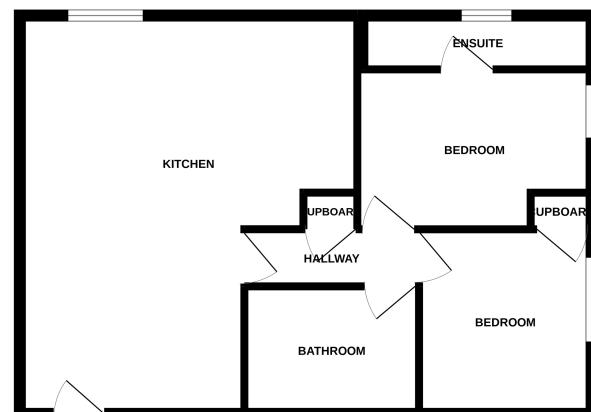
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Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information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



Whilst every care has been taken to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, mirrors and any other items are approximate and no responsibility is taken for any errors or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The floorplan is not to scale and is for guidance only. It is not to be taken as an offer or contract as to the operability or efficiency of any item.