



Brooke Court, Doncaster

£110,000

Two Double Bedroom Apartment with Ensuite, Fully Tiled Bathroom & Allocated Parking.

3Keys Property are delighted to offer this stunning two-bedroom apartment to the open sales market. Located in the popular village of Auckley, Doncaster, this property is presented in immaculate condition throughout. The apartment features two double bedrooms with fitted wardrobes, a modern fully tiled bathroom, an ensuite to the master bedroom, and a bright open-plan kitchen and living area, ideal for contemporary living. The property further benefits from no onward chain, an allocated parking space, and excellent access to local amenities and transport links. There is easy access to the A1 and M1 motorway networks via the M18 link road, making it ideal for commuters. To arrange a viewing, please contact 3Keys Property on 01302 867888.

- **2 BEDROOM APARTMENT WITH 2 JULIETTE BALCONIES**
- **FITTED KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR FAN.**
- **SPACIOUS LIVING AREA**
- **CLOSE PROXIMITY TO LOCAL SCHOOLS AND AMENITIES**
- **COMMUNAL WELL MAINTAINED ENTRANCE WITH INTERCOM SYSTEM**
- **2 DOUBLE BEDROOMS WITH FITTED WARDROBES**
- **BATHROOM WITH BATH AND SHOWER OVER**
- **ALLOCATED PARKING**
- **LOCAL TRANSPORT LINKS**
- **ENSUITE TO PRINCIPAL BEDROOM**

PROPERTY DESCRIPTION

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The apartment is accessed via a well-maintained communal entrance hall with intercom system and stairs leading to the first floor. The entrance hallway features wood-effect laminate flooring, which continues through the kitchen and living area, adding a touch of style.

The hallway also benefits from spot lighting, a radiator, and a useful storage cupboard for coats and shoes, along with a single pendant light fitting.

The open-plan kitchen is fully fitted with a range of floor and wall units, a breakfast bar, and integrated appliances including an oven, hob, extractor hood, and dishwasher. The kitchen also benefits from spot lighting and a side-aspect window. The lounge features two sets of sliding doors with Juliet balconies, offering open-aspect views. The room continues the wood-effect flooring and includes two radiators and two single pendant light fittings.

The rear-aspect principal bedroom is carpeted and benefits from large mirrored fitted wardrobes, a radiator, a single pendant light fitting, and access to the ensuite shower room.

The ensuite features spot lighting and is mainly tiled, comprising a walk-in shower, hand basin, tiled flooring, and a heated towel rail.

The main bathroom is fully tiled and includes spot lighting, a bath with shower over, WC, hand basin, tiled flooring, and a heated towel rail.

The second double bedroom also benefits from mirrored fitted wardrobes, carpeted flooring, and a rear-aspect window.

The property has central heating radiators throughout. The communal areas are well maintained with hard-wearing carpeted flooring and stair access to all floors. The car park is accessed via electric gated entry. To arrange a viewing, please contact 3Keys Property on 01302 867888.

ENTRANCE HALLWAY

2.662m x 3.087m (8' 9" x 10' 2")

KITCHEN/LIVING AREA

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



BEDROOM 1

2.67m x 4.78m (8' 9" x 15' 8")

BEDROOM 2

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

BATHROOM

1.953m x 1.952m (6' 5" x 6' 5")

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.

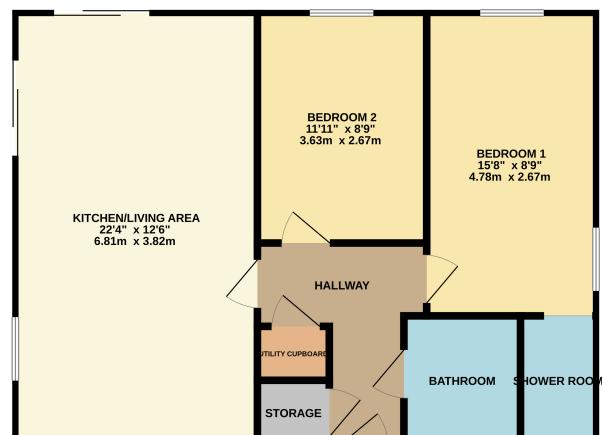
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Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information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

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



TOTAL FLOOR AREA: 671 sq.ft. (62.3 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of rooms and other features are approximate. The floor plan is for general guidance only and should not be relied upon for construction or legal purposes. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or functionality. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or functionality. Made with Metrolink 2020.