



## Beech Road, Doncaster

**£90,000**

3Keys Property are delighted to offer this well-presented two-bedroom first floor apartment to the open sales market. Located in the popular residential area of Armthorpe, Doncaster, the property is being sold with a tenant in situ currently paying £625 per calendar month. Based on an asking price of £90,000, this provides an attractive gross yield of approximately 8.33%, making it an ideal opportunity for buy-to-let investors seeking immediate rental income. The apartment is in good order throughout and benefits from allocated parking, a well-maintained communal garden, and excellent access to Doncaster city centre, local amenities, and the motorway network. Contact 3Keys Property for details 01302 867888.

- **INVESTORS ONLY - TENANT IN SITU**
- **FIRST FLOOR APARTMENT**
- **OPEN PLAN LOUNGE / DINER / KITCHEN**
- **FAMILY BATHROOM**
- **VIEWING IS HIGHLY RECOMMENDED**
- **8.3% YIELD BASED ON CURRENT RENT AND PROPERTY VALUE**
- **2 DOUBLE BEDROOMS**
- **INTEGRAL APPLIANCES INCLUDED**
- **SHARED REAR GARDEN**
- **CLOSE TO A WIDE RANGE OF LOCAL AMENITIES**

## PROPERTY DESCRIPTION

3Keys Property are delighted to offer this well-presented two-bedroom first floor apartment to the open sales market. Situated in the popular residential area of Armthorpe, Doncaster, the property is offered with a tenant in situ, currently achieving a rental income of £625 per calendar month, making it an ideal opportunity for investors seeking an immediate return.

The apartment is maintained to a good standard throughout and benefits from allocated parking, a well-maintained communal garden, and excellent transport links to Doncaster city centre and the motorway network.

## Accommodation

The property is accessed via a secure communal entrance with stair access leading to the first-floor apartment. The communal areas are well maintained and professionally managed. Upon entering the apartment, the entrance hall provides access to all rooms and includes useful storage and an intercom system.

The open plan kitchen and lounge offers a bright and spacious living area, ideal for modern day living. The lounge provides ample space for both seating and dining furniture, while the kitchen is fitted with a range of modern wall and base units with complementary work surfaces. Integrated appliances include an oven, hob, extractor, fridge/freezer and washing machine, with tiled splashbacks completing the space. Bedroom one is a generously sized double bedroom, offering plenty of room for wardrobes and additional furniture and enjoying a pleasant outlook over the communal areas.

Bedroom two is a well-proportioned second bedroom, suitable for use as a guest room, home office or additional bedroom.

The bathroom is fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin and WC, finished with contemporary tiling and neutral décor.

## External

Externally, the property benefits from an allocated car parking space and access to a well-maintained communal garden to the rear, providing an attractive outdoor area for residents. The communal areas are regularly maintained, contributing to a tidy and welcoming environment.

## Location

The property is located in Armthorpe, Doncaster, a popular residential area offering a range of local amenities including shops, schools and public transport links. Doncaster city centre is easily accessible, along with excellent connections to the motorway network, making this a convenient location for commuters and tenants alike.

This two-bedroom first floor apartment represents an excellent investment opportunity, being sold with a tenant in situ currently paying £625 pcm. Well presented throughout and located in a sought-after area with strong rental demand, the property would suit both new and experienced investors looking to expand their portfolio. For further information or to discuss this opportunity in more detail, please contact 3Keys Property on 01302 867888.

## ENTRANCE HALL



## KITCHEN/LOUNGE

3.90m x 4.81m (12' 10" x 15' 9")

## BATHROOM

1.78m x 2.45m (5' 10" x 8' 0")

## BEDROOM 1

2.83m x 3.48m (9' 3" x 11' 5")

## BEDROOM 2

2.45m x 2.86m (8' 0" x 9' 5")

## ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – C

Tenure – Leasehold

Length of lease: 125 year - Beginning of January 2007.

Ground rent: £100pa

Maintenance : £927.20

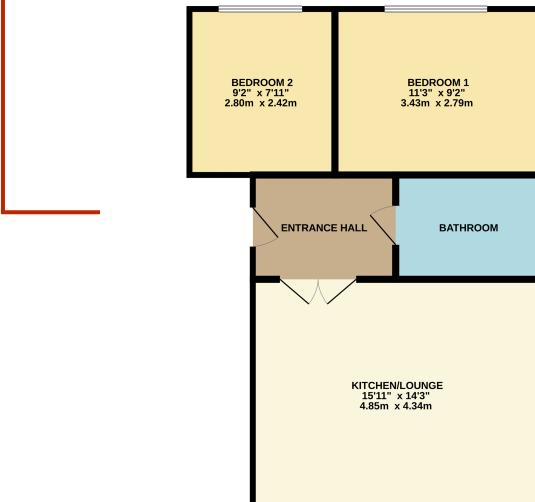
## DISCLAIMER

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 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  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 474 sq.ft. (44.0 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and not exact. These plans are for illustrative purposes only and should be used as such by any prospective purchaser. The vendor reserves the right to make any alterations and/or changes to the property without prior notice.

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