

Anson Grove
Auckley
DN9 3QN
01302 867888



Brander Close, Doncaster

£115,000

Offered with no onward chain, this modern two bedroom ground floor apartment is ready to move into and ideal for first-time buyers or investors. Situated on the sought-after Woodfield Plantation development with parking and great transport links. Contact 3Keys Property 01302867888

- 2 BEDROOM GROUND FLOOR APARTMENT
- 2 DOUBLE BEDROOMS
- NO ONWARD CHAIN OFFERED WITH VACANT POSSESSION
- EASY ACCESS TO MOTORWAY NETWORK & CITY CENTRE
- ALLOCATED PARKING AND VISITOR PARKING
- OPEN PLAN KITCHEN/LIVING AREA
- BATHROOM WITH BATH TUB & WALK IN SHOWER
- WELL PRESENTED THROUGHOUT
- CLOSE TO A WIDE RANGE OF LOCAL AMENITIES
- WELL MAINTAINED COMMUNAL AREAS

PROPERTY DESCRIPTION

3Keys Property are delighted to present to the open sales market this well-presented two bedroom ground floor apartment, situated on the ever-popular Woodfield Plantation development in Balby, Doncaster. Offered for sale with NO ONWARD CHAIN, this modern apartment is ready to move into and would make an ideal first home, downsizing opportunity or buy-to-let investment.

The property benefits from secure communal access, well-maintained shared areas, allocated parking and a communal garden, all within close proximity to local amenities and excellent transport links.

The apartment block benefits from a secure entry system with intercom access, providing both security and convenience. The communal entrance areas are well maintained and provide access to six apartments arranged over three floors.

Upon entering the apartment, the spacious entrance hallway provides access to all rooms. The hallway features wood-effect laminate flooring, a radiator, a single pendant light fitting and a large storage cupboard, offering excellent practical storage for coats, shoes and household items.

The open-plan lounge and dining area is a bright and inviting living space, finished with wood-effect laminate flooring and enhanced by three front aspect windows which allow plenty of natural light to flood the room. The space is ideal for both relaxing and entertaining and benefits from a radiator and pendant light fitting.

Open to the living area is the modern fitted kitchen, which is equipped with a range of wall and base units providing ample storage. Integrated appliances include an oven, hob and extractor hood, creating a clean and streamlined finish. The kitchen area is practical, well laid out and ready for immediate use.

Bedroom one is a generous double bedroom positioned to the rear of the apartment, offering a quiet and comfortable retreat. The room features a rear aspect window, carpet fitted to the floor, radiator and a single pendant light fitting.

Bedroom two is also a double bedroom, similarly positioned to the rear, and benefits from a rear aspect window, carpet to the floor, radiator and pendant light fitting, making it suitable for use as a second bedroom, guest room or home office.

The bathroom is part tiled and fitted with a modern white suite comprising a bath tub, separate walk-in shower, hand basin and WC. The room is finished with vinyl floor covering, a heated towel rail and a single pendant light fitting, offering both comfort and practicality.

The property benefits from gas central heating with radiators throughout, along with a combi boiler providing hot water.

Externally, there is an allocated parking space along with visitor parking bays available, and access to a shared communal garden area to the rear. Woodfield Plantation is a popular residential development in Balby, offering convenient access to a range of local amenities, schools and transport links. Doncaster city centre is easily accessible, while the M18 and A1 motorway networks are just a short drive away, making the property ideal for commuters.

A well-presented, spacious two bedroom ground floor apartment in a sought-after location, offered for sale with NO ONWARD CHAIN and ready for immediate occupation. With secure entry, parking and excellent transport links, this property represents a fantastic opportunity for both owner occupiers and investors alike. Early viewing is highly recommended. To arrange a viewing, contact 3Keys

Property today on 01302 867888.

ENTRANCE

1.21m x 4.78m (4' 0" x 15' 8")

LOUNGE AREA

3.25m x 4.70m (10' 8" x 15' 5")

KITCHEN

3.29m x 3.45m (10' 10" x 11' 4")

BEDROOM 1

3.28m x 3.16m (10' 9" x 10' 4")

BEDROOM 2

3.28m x 3.15m (10' 9" x 10' 4")

BATHROOM

2.62m x 2.51m (8' 7" x 8' 3") MAX MEASUREMENT

ADDITIONAL INFORMATION

TENURE: LEASEHOLD

GROUND RENT: £50 pa

MAINTENANCE FEE: £1800 PER ANNUM

TERM OF LEASE: 125 years from 2002

EPC: C

COUNCIL TAX BAND: A

LOFT

HEATING - Gas central heating with combi boiler serviced annually.

PARKING - 1 Allocated parking space.

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

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GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



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TOTAL FLOOR AREA: 660 sq.ft. (61.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan depicted herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown herein have not been tested and no guarantee as to their operability or efficiency can be given. [View full floorplan \(PDF\)](#)

