

Jossey Lane, Doncaster

£115,000

3Keys Property are delighted to present this well-maintained 2-bedroom ground floor apartment in the ever-popular Olympia Court development in Scawthorpe, Doncaster. Ideal for first-time buyers or investors, this property is offered to the open sales market in excellent condition and is available with either vacant possession or tenant in situ, offering an attractive investment opportunity from day one. Contact 3keys Property for details 01302867888.

- **GROUND FLOOR APARTMENT**
- **FINISHED TO A HIGH STANDARD THROUGHOUT**
- **2 DOUBLE BEDROOMS**
- **CONTEMPORARY FITTED KITCHEN**
- **ALLOCATED PARKING**

- **NO ONWARD CHAIN - OFFERED WITH VACANT POSSESSION**
- **SECURE VIDEO INTERCOM ENTRY**
- **LARGE SEPARATE LOUNGE**
- **FAMILY BATHROOM WITH SHOWER OVER BATH**
- **VIEWING IS HIGHLY RECOMMENDED**

PROPERTY DESCRIPTION

3Keys Property are delighted to present this well-maintained 2-bedroom ground floor apartment in the ever-popular Olympia Court development in Scawthorpe, Doncaster. Ideal for first-time buyers or investors, this property is offered to the open sales market in excellent condition and is available with either vacant possession or tenant in situ, offering an attractive investment opportunity from day one.

The apartment is accessed via a secure communal entrance with intercom security, leading directly to the ground floor accommodation. Inside, the entrance hallway provides access to all rooms, including a spacious lounge, separate kitchen, two generously sized bedrooms and the bathroom. The hallway has carpet fitted to floor and single pendant light fitting.

The spacious lounge/dining area has a front aspect window, carpet to floor, radiator and single pendant light fitting. Door leading to kitchen.

The fully fitted Kitchen is bright and functional, featuring an integrated oven, electric hob, extractor hood and plumbing for washing machine. A range of wall and base units with worktops, tiled splash backs, a useful storage cupboard, vinyl floor covering and rear aspect window. There is also space for a fridge/freezer and spot lighting.

Both bedrooms are well-proportioned and neutrally decorated, offering comfortable spaces with carpet flooring, pendant light fittings, and radiators.

The bathroom is fully tiled and fitted with a WC, hand basin, and a shower over the bath, creating a clean and practical space for everyday use with front aspect obscure glass window and spot lighting.

Externally, Olympia Court is a secure and well-maintained development featuring CCTV throughout and intercom access for added peace of mind. The apartment benefits from one allocated parking space within the communal parking area. For more information or to arrange a viewing, contact 3Keys Property today on 01302 867888.

ENTRANCE HALL

LOUNGE

4.47m x 4.82m (14' 8" x 15' 10")

KITCHEN

2.44m x 2.92m (8' 0" x 9' 7")

BEDROOM 1

2.94m x 3.11m (9' 8" x 10' 2") MAXIMUM MEASUREMENT

BEDROOM 2

2.94m x 2.98m (9' 8" x 9' 9")

BATHROOM

1.66m x 2.54m (5' 5" x 8' 4") MAXIMUM MEASUREMENT

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – C

Tenure – Leasehold started 1st January 2013 for 999 years.

Ground rent - £100 pa

Maintenance - £75 pm

Parking - Driveway in the communal carpark with 1 allocated space.

Boiler - 12 years old, serviced annually.

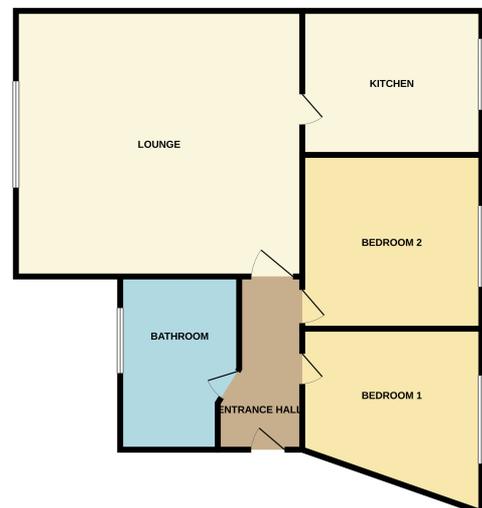
DISCLAIMER

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission to the floorplan. This plan is for general guidance only and should be used as such for any prospective purchase. This service, together with all other services, have not been tested and no guarantee as to their quality or efficiency can be given.
Map and drawings ©2020

