



## Moorings Drive , Thorne, Doncaster



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### Offers in excess of £149,000

- Immaculate Two Bedroom Apartment
- Open Plan Kitchen/Living
- Great Investment Opportunity
- Parking
- Canal Views
- Extremely Sought After Location
- Leasehold
- EPC rating B





Presenting an immaculate 2nd floor apartment available for sale, ideally suited to first-time buyers or shrewd investors. This property boasts a clean layout that includes two bedrooms, one well-appointed bathroom, and a modern kitchen. The open-plan reception room serves as the heart of the apartment, providing a versatile space for relaxation and entertainment.

One of the key selling features of this property is its excellent EPC rating of B, demonstrating its energy efficiency and offering potential savings on utility bills. The property also falls within council tax band A, further enhancing its appeal to those looking to manage their living costs effectively.

Positioned in a sought-after location, this apartment offers incredible convenience. Whether you prefer to travel by public transport or enjoy the local amenities on foot, everything you need is within reach. From your doorstep, you can embark on scenic walking routes or admire the calming canal views.

The property further benefits from the unique feature of parking availability, a rarity in such a prime location. This complements the overall offering of the apartment, which combines a comfortable, modern living space with the benefits of an excellent location.



In summary, this apartment represents an outstanding investment opportunity and an ideal choice for first-time buyers. With its immaculate condition, energy efficiency, and excellent location, it is a property that truly stands out in the market.

Length of Leasehold - 250 years left approx.

Ground Rent - £0

Service Charge - £1,138 per annum

Estate Charge - £169 per annum

Entrance/Hall

Open Plan Kitchen/Living 6.72m x 3.92m (22'0" x 12'11")

Bedroom One 3.64m x 3.1m (11'11" x 10'2")

Bedroom Two 3.62m x 2.92m (11'11" x 9'7")

Bathroom 2.14m x 1.8m (7'0" x 5'11")

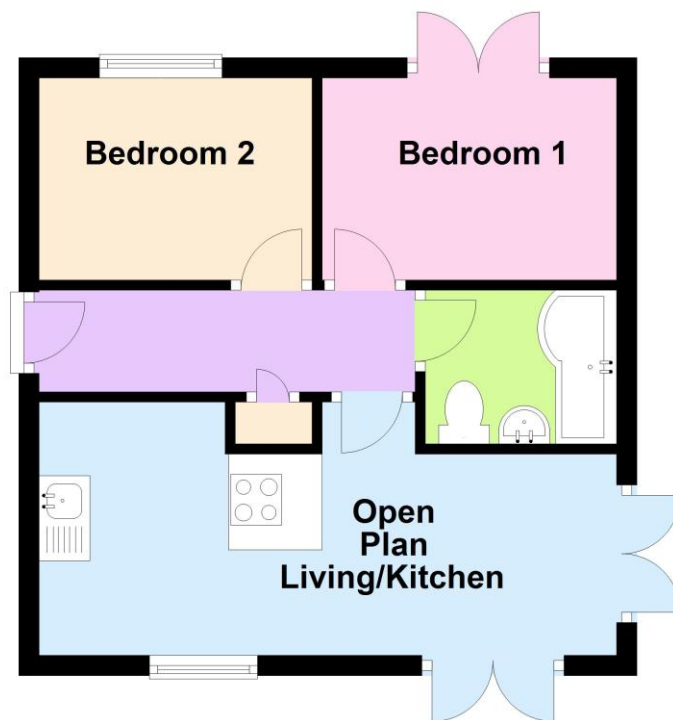
### Disclaimer

Disclaimer - Moorings Drive Please note that all images are for illustrative purposes only. Final elevations of the property purchased may differ from those shown. Images include optional upgrades at additional cost. These and the dimensions given are illustrative for this house type and individual properties may differ, in particular, final elevations of the property purchased may differ from those shown. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

### AML

Should you wish to make an offer on this property we will complete mandatory Anti Money Laundering (AML) checks on behalf of HMRC. We outsource this process to our partners, Goto. Goto charge a fee for this service.

## Ground Floor







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