



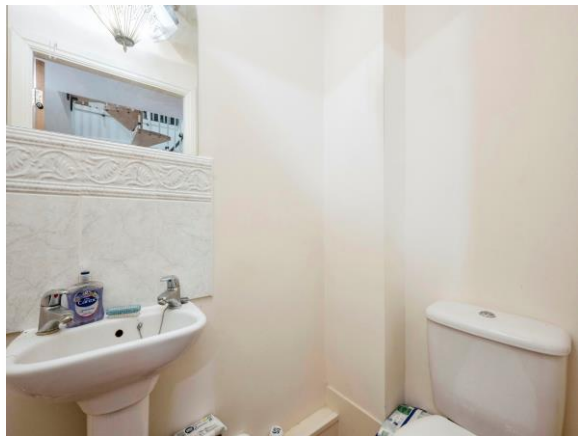
Kentmere Drive, Lakeside Doncaster



welcome to

Kentmere Drive, Lakeside Doncaster

GUIDE PRICE £240,000-£250,000. This stunning three double bedroom duplex penthouse apartment has stunning elevated Lakeside views from three separate balconies. The property offers accommodation over two floors. Situated within a prime spot with stunning waterside living and underground car parking.



Entrance Hall

With a ground floor intercom system entrance to the side of the communal entrance door. Leading through to the stairs and lift. The duplex apartment has two entrance doors, one on the fourth floor and one on the fifth floor.

Fourth Floor Entrance Door

Opens into the reception hall.

Reception Hall

10' 8" x 13' 4" max (3.25m x 4.06m max)

A spacious reception hall with a feature wood block spiral staircase which rises to the upper floor. There is a wall mounted video intercom entry phone link to the ground floor entrance door. With laminate flooring, a deep built-in storage cupboard and doors which lead off to the lounge, bedroom two/dining room and WC.

W.C

Fitted with a white contemporary style suite, comprising of a low flush WC and a pedestal wash hand basin. There is an electric convector heater and an extractor fan.

Open Plan Living Kitchen Diner

25' 8" x 13' 4" max (7.82m x 4.06m max)

A stylish kitchen which is fitted with a range of contemporary style wall and base units with coordinating work surfaces housing the stainless steel circular sink and drainer with mixer tap that incorporates a host of built-in appliances. The kitchen has a ceramic hob with a stainless steel extractor above, a built-in fan assisted oven, an integral dishwasher, a combination microwave oven, fridge, freezer and washer dryer. There is complimentary partial tiling to the worktop areas, an electric convector heater and a breakfast bar area. In the lounge area there are full height French windows and doors which open out to a decked balcony with a superb elevated view out onto the marina and countryside views beyond. There is laminate flooring, a wall mounted convector heater, a TV aerial point and a telephone point.

Bedroom Two / Dining Room

19' 4" x 10' 5" max (5.89m x 3.17m max)

A generous double bedroom, currently being used as a formal dining room. With French doors which open up to the Juliet balcony with superb elevated views towards the marina. There is a wall mounted convector heater and laminate flooring.

Upper Floor Landing

With a deep built-in storage cupboard, a separate built-in airing cupboard and laminate flooring. There is an external door to the fifth floor landing, two further internal doors give access to the two double bedrooms and family bathroom.

Built-In Storage Cupboard

4' x 5' (1.22m x 1.52m)

Bedroom One

16' 1" max x 13' 8" (4.90m max x 4.17m)

A superb master bedroom offering stunning elevated views with full length French windows and doors which open out to the second decked top floor balcony. There is an electric convector heater, a TV point and a telephone point. With access off to the balcony and en-suite shower room.

En-Suite Shower Room

Fitted with a white contemporary style three piece suite including a mainsfed shower, a pedestal wash hand basin and a low flush WC. There is partial tiling, insert spotlights to the ceiling, a convector heater and an extractor fan.

Bedroom Three

16' 3" x 10' (4.95m x 3.05m)

A third double bedroom with full height windows and French doors which open out to the paved balcony. There is an electric convector heater and a telephone point.

Family Bathroom

Fitted with a modern white contemporary style suite including a low flush WC, a pedestal wash hand basin and a panelled bath with a shower over. There is partial tiling, an extractor fan and an electric convector heater.

Outside

The duplex apartment benefits from one designated car parking space within the secure censored underground car parking area which is found below the communal gardens.



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- GUIDE PRICE £240,000-£250,000
- WATERSIDE LIVING
- STUNNING ELEVATED VIEWS TOWARDS THE MARINA
- THREE BALCONIES
- SITUATED OVER TWO FLOORS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£240,000-£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122484 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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