

Windermere Drive, Lakeside Doncaster



# welcome to

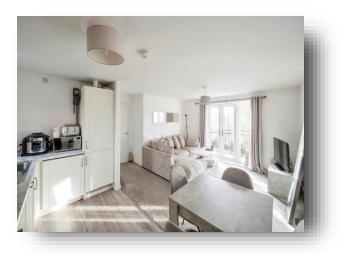
# Windermere Drive, Lakeside Doncaster

A fabulous two bedroom first floor apartment which is situated in this sought after location and provides ample living space. The property is perfect for a first time buyer, young couples or investors.













#### Entrance

An intercom entry system gives access to the apartment block where stairs rise to the first floor apartment.

#### **Entrance Hall**

A wooden door gives access to the entrance hall, two good sized storage cupboards and a central heating radiator.

#### **Open Plan Living Kitchen Diner**

18' 7" max x 14' 9" max ( 5.66m max x 4.50m max )

#### Lounge Area

With French doors which open to the balcony, side and rear facing double glazed windows. There is a central heating radiator.

#### **Kitchen Area**

Fitted with wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a gas hob with splashback and extractor above, an electric oven and an integrated fridge, dishwasher and washing machine.

#### **Bedroom One**

11' 8" max x 10' max (  $3.56m \max x 3.05m \max$ ) A double room with a front facing double glazed window and a central heating radiator. A door gives access to the en-suite shower room.

#### **En-Suite Shower Room**

Fitted with a WC, a wash hand basin and a double shower cubicle with shower. There is splashback tiling, tiled flooring, an extractor fan and a heated towel rail.

### **Bedroom Two**

 $8^{\prime}$  7" x 11' 4" ( 2.62m x 3.45m ) A double room with a front facing double glazed window and a central heating radiator.

#### Bathroom

Fitted with a WC, a wash hand basin and a panelled bath with mixer tap. There is an obscure double glazed window, partial tiling to the walls, tiled flooring, an extractor fan and a central heating radiator.

#### Outside

The property has an allocated parking space.





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## Windermere Drive, Lakeside Doncaster

- POPULAR LOCATION
- SPACIOUS OPEN PLAN LAYOUT
- KITCHEN WITH INTEGRATED APPLIANCES
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM

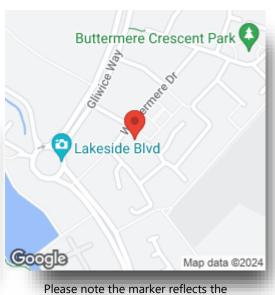
#### Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £140,000







postcode not the actual property



Property Ref: DCR122380 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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