



Kentmere Drive, Lakeside Doncaster



william
h brown

welcome to

Kentmere Drive, Lakeside Doncaster

Situated in the sought after location of Lakeside is this spacious well-presented two bedroom ground floor flat which is an ideal investment sold with tenant in situ. The property is close to many local amenities and excellent transport and commuter links including the M18 motorway network link.



Entrance

A secure intercom entry system give access to the communal entrance.

Entrance Hall

With an ample storage cupboard housing the hot water system.

Kitchen

8' 9" x 8' 7" (2.67m x 2.62m)

With a side facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the stainless steel inset sink and drainer with mixer tap. The kitchen has a four ring ceramic hob with stainless steel splashback and extractor above, a double electric oven, an integrated fridge-freezer, an integrated dishwasher and under counter space and plumbing for a washing machine. There is vinyl flooring and a wall mounted electric heater.

Lounge

18' 1" x 14' 8" (5.51m x 4.47m)

With two side facing double glazed windows, French doors leading out to the balcony and two wall mounted electric heaters.

Bedroom One

19' 5" max x 12' max (5.92m max x 3.66m max)

With a side facing double glazed window, a wall mounted electric heater and a door which gives access to the en-suite shower room.

En-Suite Shower Room

Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is partial tiling to the walls, a wall mounted electric heater and vinyl flooring.

Bedroom Two

12' 6" x 7' 11" (3.81m x 2.41m)

With a side facing double glazed window and a wall mounted electric heater.

Bathroom

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin and a bath with tiled surround. There is a wall mounted electric heater, an extractor fan and vinyl flooring.

Outside

With communal gardens.



view this property online williamhbrown.co.uk/Property/DCR123113



welcome to

Kentmere Drive, Lakeside Doncaster

- TWO BEDROOM GROUND FLOOR FLAT
- SPACIOUS LOUNGE
- BALCONY WITH ATTRACTIVE VIEWS
- EN-SUITE TO MASTER BEDROOM
- POPULAR LOCATION

Tenure: Leasehold EPC Rating: E

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.

£130,000



view this property online williamhbrown.co.uk/Property/DCR123113

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.



Property Ref:
DCR123113 - 0005

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.

 william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk