



**Kentmere Drive, Lakeside Doncaster**

**welcome to**

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Benefiting from no onward chain is this two bedroom upper floor apartment with en-suite shower room, a spacious lounge dining area with balcony and an allocated parking space. The property is within walking distance to Lakeside village and has rental potential of £800 pcm.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance

With a secure intercom entry system and access to the stairs.

### Entrance Hall

With a useful storage cupboard, laminate flooring and an electric radiator.

### Lounge

14' 10" x 18' ( 4.52m x 5.49m )

With two rear facing double glazed windows, an electric radiator, area for a dining table and chairs and rear facing French doors which lead onto the balcony.

### Kitchen

8' 8" x 8' 7" ( 2.64m x 2.62m )

With a front facing double glazed window. Fitted with wall and base units with coordinating worktops which incorporates the sink and drainer. The kitchen has complimentary tiled splashback, an electric hob, an electric oven and grill with cooker hood above and an integrated dishwasher, microwave, washer dryer and fridge-freezer.

### Bedroom One

10' 6" plus recess x 12' 2" ( 3.20m plus recess x 3.71m )

With a rear facing double glazed window, an electric radiator and access to the en-suite shower room.

### En-Suite Shower Room

Fitted with a low flush WC, a hand wash basin, shower cubicle with shower, partial tiling to the walls and tiled flooring.

### Bedroom Two

12' 7" x 7' 11" ( 3.84m x 2.41m )

With a front facing double glazed window and an electric radiator.

### Bathroom

With a front facing obscure double glazed window. Fitted with a panelled bath, a low flush WC, a hand wash basin and a wall mounted heater.

### Outside

With an allocated parking space.



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## Kentmere Drive, Lakeside Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- IDEAL FOR FIRST TIME BUYERS & INVESTORS
- TWO BEDROOM APARTMENT

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1740.00

Ground Rent: 100.00

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

**£80,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR123985 - 0005

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