

**Bewick House Swan Court , Askern Doncaster** 

# welcome to

# **Bewick House Swan Court, Askern Doncaster**

GUIDE PRICE £70,000-£80,000. This spacious two double bedroom second floor apartment is situated in this popular location close to a host to local amenities and Askern lake. This is an ideal opportunity for first time buyers or investors!













#### **Entrance Hall**

A secure intercom entry system gives access to the communal entrance hall, which has a central heating radiator and stairs rising to the second floor.

#### **Entrance**

Accessed through a front facing wooden door, there is a central heating radiator and a storage cupboard.

## **Lounge Dining Room**

23' 2" x 16' 6" ( 7.06m x 5.03m )

With a rear facing double glazed window, a central heating radiator and French doors with Juliet balcony. The lounge dining room is open plan to the kitchen.

#### Kitchen

6' 3" x 7' 2" ( 1.91m x 2.18m )

Fitted with wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob with extractor above, an electric oven with splashback tiling, plumbing for a washing machine, an integrated fridge-freezer, coving to the ceiling and a central heating radiator.

#### **Bedroom One**

10' 8" x 9' 1" ( 3.25m x 2.77m )

With double glazed French doors which give access to the Juliet balcony. A door gives access to the ensuite shower room.

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

Fitted with a WC, a wash hand basin with splashback tiling and a shower cubicle with shower.

### **Bedroom Two**

7' 5" x 8' 1" ( 2.26m x 2.46m )

With a double glazed window and a central heating radiator.

## Outside

Outside is a communal garden with mature shrubs and plants to the borders and an allocated parking space.





## welcome to

# **Bewick House Swan Court, Askern Doncaster**

- GUIDE PRICE £70,000-£80,000 TWO DOUBLE **BEDROOM APARTMENT**
- LOUNGE WITH JULIET BALCONY
- KITCHEN WITH INTEGRATED APPLIANCES
- SPACIOUS ROOM SIZES
- **EN-SUITE TO MASTER**

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 2282.80

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch.

# £70,000- £80,000







Bupa Dental Care kern Station Rd High Gi Map data ©2025 Coogle

Please note the marker reflects the postcode not the actual property

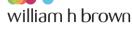
# view this property online williamhbrown.co.uk/Property/DCR125275



Property Ref: DCR125275 - 0002

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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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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





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