

**Wakelam Drive, Armthorpe Doncaster** 

## welcome to

# **Wakelam Drive, Armthorpe Doncaster**

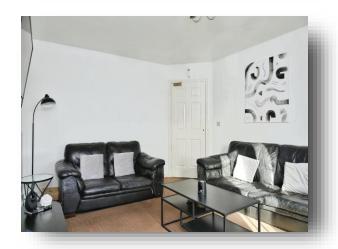
This beautifully presented two double bedroom top floor apartment offers bright, modern living in a sought-after location. Situated just moments from a local park and a scenic walking route. The property benefits from an allocated parking space plus visitor parking, and is close to a range of shops.

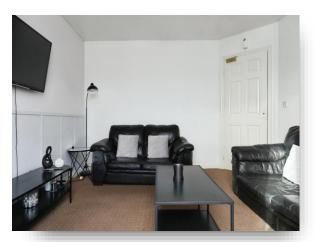












#### **Entrance Hall**

A secure intercom entry system gives access to the entrance hall which has stairs rising to the second floor.

#### **Entrance**

A door gives access to the entrance hallway with two storage cupboards, access to the loft and a central heating radiator.

#### Lounge

14' 6" x 12' 3" ( 4.42m x 3.73m )

A spacious lounge with a central heating radiator and double glazed French doors which open to a Juliet balcony.

#### Kitchen

14' 8" x 8' 2" Max ( 4.47m x 2.49m Max ) With a double glazed window, a central heating radiator and kitchen wall and base units with worksurfces housing the gas hob. There is an electric oven, complimentary tiling, plumbing for a washing machine and dishwasher and space for a fridge freezer. The kitchen has laminate flooring and a cupboard conveniently housing the gas central heating boiler.

#### **Bedroom One**

13' 8" Max x 12' 9" Max ( 4.17m Max x 3.89m Max ) With a double glazed window, a central heating radiator and mirrored fronted wardrobes.

#### **Bedroom Two**

11' 10" Max  $\times$  8' 7" Max ( 3.61m Max  $\times$  2.62m Max ) A double room with a double glazed window, a central heating radiator.

#### **Bathroom**

With a obscured double glazed window, a WC, a wash hand basin and a paneled bath with mixer tap and shower attachment. There is partial tiling to the walls, a tiled floor, a central heating radiator and a extractor fan.

#### Outside

There is a allocated parking space and visitor parking.





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- TWO DOUBLE BEDROOM APARTMENT
- OPEN PLAN LOUNGE WITH JULIET BALCONY
- **KITCHEN**
- CLOSE TO A RANGE OF LOCAL AMENITIES
- ALLOCATED PARKING SPACE AND VISITOR PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1290.36

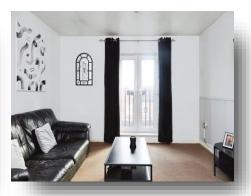
Ground Rent: 136.18

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £110,000







Pit Top Play Grounds Coogla Map data @2025

Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/DCR125188



Property Ref: DCR125188 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) and boundaries of the property and other important matters before exchange of contracts.

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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