



Kentmere Drive, Lakeside Doncaster

welcome to

Kentmere Drive, Lakeside Doncaster

GUIDE PRICE £185,000-£190,000. A superb two-bedroom third-floor corner apartment offering stunning lakeside and picturesque views, spacious balconies and secure underground parking. Ideal for buyers seeking a stylish, chain-free home with excellent access to Doncaster and surrounding amenities.



Entrance

Communal entrance via a secure intercom system provides access via stairs or lift to the apartment.

Entrance Hall

A private entrance door opens into a spacious hall with real oak wood flooring and two cupboards, including a large airing cupboard housing the hot water cylinder.

Lounge

The lounge features two walls of glass with sliding doors leading to a covered balcony and a Juliet-style balcony, both with lighting. There is an electric slimline panel heater, multi-media points and a broad opening to the kitchen.

Covered Balcony

The covered balcony overlooks the marina and surrounding countryside, offering far reaching picturesque views. Access to the primary bedroom.

Kitchen

The kitchen has modern high gloss units with a contrasting work surface. Integrated appliances include an electric oven, combination microwave, four ring ceramic hob with extractor, fridge-freezer, dishwasher and washer/dryer. There is a twin circular sink with drainer, slimline panel heater, side facing double-glazed window, laminate flooring, extractor fan and central ceiling light.

Primary Bedroom

The primary bedroom has a sliding door to the covered balcony, a slimline panel heater and central ceiling light. A door leads into the en-suite shower room.

En-Suite Shower Room

The en-suite features a modern white suite with shower enclosure, wash hand basin and low flush WC. There is modern tiling, real oak wood flooring, slimline panel heater, inset spotlights and extractor fan.

Bedroom Two

Bedroom two has a Juliet balcony overlooking the marina, a slimline panel heater and central ceiling light.

Bathroom

The bathroom includes a white suite comprising of a panelled bath, pedestal wash basin and low flush WC. There is partial tiling including a decorative feature tile, slimline panel heater, a central ceiling light and extractor fan.

Outside

The apartment benefits from a secure underground car park with an allocated parking space and internal access via lift and stairs. There are communal gardens and lakeside walks.



view this property online williamhbrown.co.uk/Property/DCR125117



welcome to

Kentmere Drive, Lakeside Doncaster

- GUIDE PRICE £185,000-£190,000
- TWO BEDROOM THIRD FLOOR CORNER APARTMENT
- WATERFRONT, LAKESIDE & PICTURESQUE VIEWS
- TWO BALCONIES PLUS ADDITIONAL JULIET BALCONY, ALL FACING THE MARINA
- PRIMARY BEDROOM WITH EN-SUITE SHOWER ROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2160.00

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

£185,000-£190,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DCR125117](https://www.williamhbrown.co.uk/Property/DCR125117)



Property Ref:
DCR125117 - 0002

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.

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](https://www.williamhbrown.co.uk)