



170 Kentmere Drive, Doncaster, DN4 5FE
£119,995

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this purpose built upper floor apartment located on a popular development within the always desirable Lakeside development with its vibrant community and amenities plus offering access to Doncaster centre.

The property commands an impressive upper floor location enhanced by its 2 balconies. There is a modern kitchen with appliances plus a modern bathroom and en suite. Further items of note include fitted wardrobes to bedroom 2 plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

The property comprises entrance hall, living dining room, kitchen, 2 bedrooms, the master with en suite plus a family bathroom.

The development benefits from impressive internal and external communal areas. Access to the block is via an entry phone system which then allows access to the lift and other internal communal areas. There is private parking space within the secure under croft car park. There is further visitors parking above ground.

Tenure - Leasehold
Term - 980 years remaining
Ground Rent - £100 pa.
Management Fee - £2,160 pa.
Council Tax - Band C

The property comprises.

INTERNAL

Entrance Hall

Having timber flooring. Access to airing cupboard and store

Living Dining 16'7"(max) x 13'5"(max) (5.06m(max) x 4.11m(max))

With fitted wall units plus timber flooring. Access to balcony.

Kitchen 10'0"(max) x 8'0"(max) (3.06m(max) x 2.44m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. With oven, microwave, hob, hood, washer drier, dishwasher plus feature circular sink and drainer with mixer tap. With timber flooring.

Bedroom 1 12'0"(max) x 11'3"(max) (3.68m(max) x 3.45m(max))

With carpets and blinds. Access to balcony.

En Suite 6'8"(max) x 5'2"(max) (2.04m(max) x 1.58m(max))

Having modern white sanitary ware with tiling, chrome ladder radiator, recessed spot lights and vinyl flooring.

Bedroom 2 13'10"(max) x 10'3"(max) (4.24m(max) x 3.13m(max))

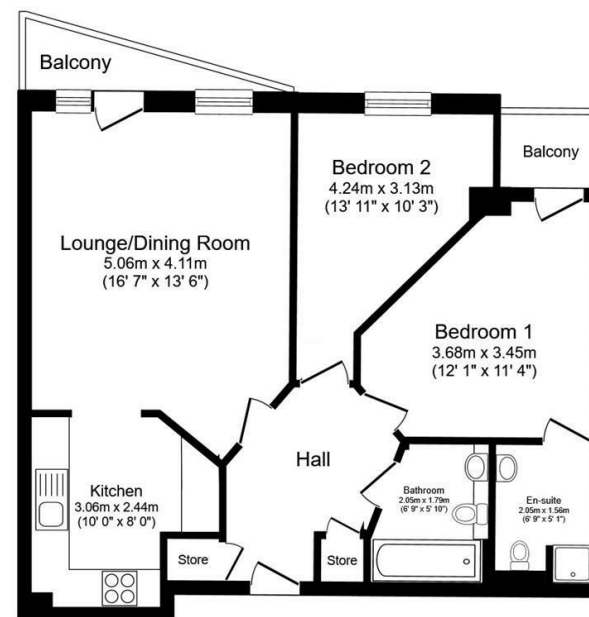
With fitted wardrobes, carpets and blinds.

Bathroom 6'10"(max) x 5'10"(max) (2.10m(max) x 1.79m(max))

Having modern white sanitary ware with shower and screen to bath, tiling, chrome ladder radiator and vinyl flooring.

EXTERNAL

The development benefits from impressive internal and external communal areas. Access to the block is via an entry phone system which then allows access to the lift and other internal communal areas. There is private parking space within the secure under croft car park. There is further visitors parking above ground.



Floor Plan

Floor area 64.8 sq.m. (697 sq.ft.)

Total floor area: 64.8 sq.m. (697 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

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