



81 Lakeside Boulevard

Lakeside, Doncaster, DN4 5PL

Asking Price £135,000

A great opportunity to purchase a two bedroom floor ground floor apartment. Set within the desirable area of Lakeside the property benefits from a range of amenities and leisure facilities within walking distance, as well as close proximity of the M18 motorway network, Doncaster racecourse and Doncaster railway station. The accommodation comprises: Intercom system, communal hallway, private entrance hall, front facing spacious lounge, modern kitchen/dining room, two double bedrooms and a four piece bathroom suite. The apartment comes with an allocated parking space. The property can be sold with or without tenant in situ.

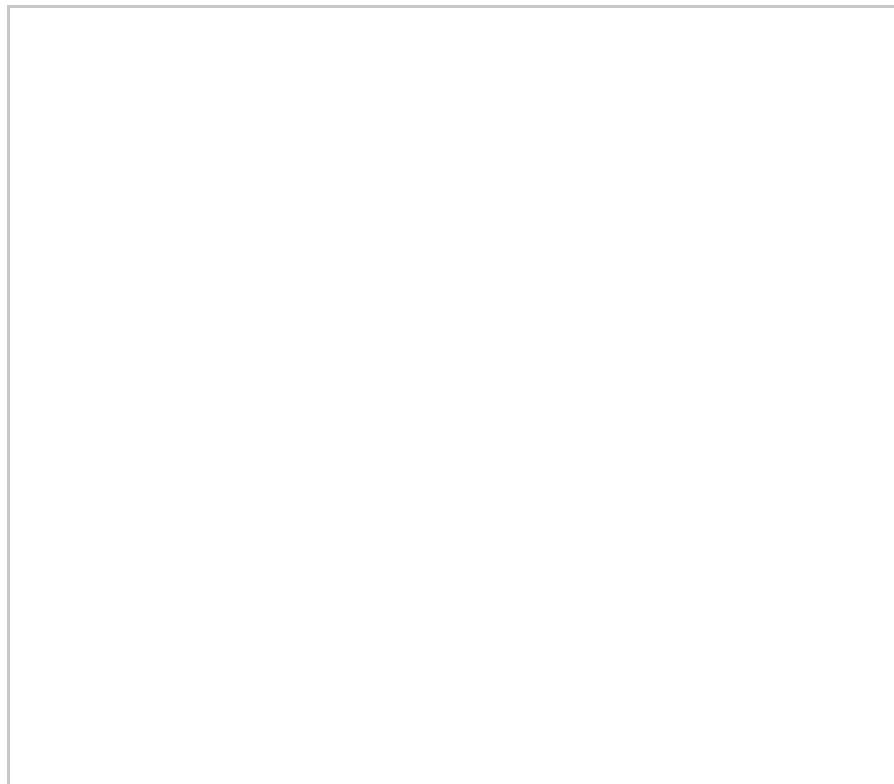
- Ground floor apartment
- Two double bedrooms
- Bathroom with four piece suite
- Lounge to front with balcony
- Allocated parking
- Walking distance of leisure complex
- Ideal first time buy/Investment
- Leasehold
- Close proximity to M18 motorway connections
- Viewing highly recommended

Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.