



Rectory Court Mere Lane, Armthorpe Doncaster

welcome to

Rectory Court Mere Lane, Armthorpe Doncaster

GUIDE PRICE £100,000-£110,000 This two double bedroom top floor apartment with a gated entrance and an allocated parking space, benefits from an open kitchen and lounge, a Juliet balcony and is situated within walking distance to a range of shops, schools and amenities.



Entrance

A secure intercom system give access into the communal entrance which has stairs rising to the top floor.

Entrance Hall

With a front facing exterior door, a useful storage cupboard housing the wall mounted boiler, plumbing for a washing machine and space for a fridge freezer.

Kitchen Living Lounge

Fitted with a range of contemporary wall and base units with coordinating worktops which incorporates the sink and drainer with mixer tap. There is complimentary splashback tiling, an electric hob with extractor above, an electric oven and grill and a built in fridge. There are spotlights to the ceiling, a breakfast bar area and a central heating radiator. The lounge area has rear facing French doors onto the juliet balcony and a central heating radiator.

Bedroom One

With a rear facing double glazed window, a central heating radiator and fitted wardrobes providing a range of hanging and storage space.

Bedroom Two

With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush W.C, a wash hand basin with mixer tap and a panelled bath with tiling to the walls and floor. There is a heated towel rail and downlights to the ceiling.

Outside

With allocated parking and visitor parking.



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Rectory Court Mere Lane, Armthorpe Doncaster

- GUIDE PRICE £100,000-£110,000
- TWO BEDROOM APARTMENT
- IDEAL FOR A FIRST TIME BUYER OR INVESTOR
- OPEN PLAN LAYOUT
- ALLOCATED PARKING SPACE

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1952.54

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£100,000-£110,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126296 - 0002

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