



**Kentmere Drive, Lakeside Doncaster**



**welcome to**

**Kentmere Drive, Lakeside Doncaster**

This stunning two double bedroom fourth floor apartment is situated in the sought after location of Lakeside boasting an open plan lounge and kitchen area with two balconies providing an ideal hosting and entertainment space perfect for first time buyers or investors.



### Entrance

With a secure intercom entry system giving access to the communal entrance hall with lift and stairs rising to the fourth floor.

### Entrance Hall

With a cloak cupboard and laminate flooring.

### Lounge

14' 4" x 13' 6" ( 4.37m x 4.11m )

With front facing double glazed doors leading onto the balcony, laminate flooring and is open onto the kitchen.

### Kitchen

8' 1" x 10' 1" ( 2.46m x 3.07m )

Fitted with a range of wall and base units with coordinating work surfaces housing the built-in sink and drainer. The kitchen has an integrated hob with a stainless steel splashback and cooker hood above, plumbing for a washing machine, space for a dishwasher, a built-in microwave and oven, under unit lighting and space for a free-standing fridge and freezer.

### Bedroom One

12' 1" x 11' 5" ( 3.68m x 3.48m )

With a front facing double glazed door which provides access onto the balcony, an electric radiator and access to the en-suite shower room.

### En-Suite Shower Room

Fitted with a three piece suite comprising of a shower cubicle with shower, a low flush WC, a hand wash basin and a heated towel rail.

### Bedroom Two

14' max x 8' 6" ( 4.27m max x 2.59m )

With a front facing double glazed window and built-in wardrobes providing a range of hanging and storage space.

### Bathroom

Fitted with a three piece suite comprising of a bath with electric shower over and screen, a low flush WC, a hand wash basin and a heated towel rail.

### Outside

To the front of the property there are communal gardens with access to the under ground parking area.

### Additional Information

The vendors have made us aware that ground rent is £100 per annum and the annual service charge is £2160 per annum - contact the branch for further details.



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## Kentmere Drive, Lakeside Doncaster

- FOURTH FLOOR TWO DOUBLE BEDROOM APARTMENT
- SPACIOUS LOUNGE DINER WITH BALCONY
- EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- SPACIOUS ENTRANCE HALL
- UNDERGROUND PARKING & SECURE INTERCOM ENTRY SYSTEM

Tenure: Leasehold EPC Rating: C

Council Tax Band: C 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.

# £109,995



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125409 - 0004

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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.



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