IDEAL
Estates & Property Management Ltd.
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163 Lakeside Boulevard,

, Doncaster, DN4 5PL

TWO BEDROOM APARTMENT – POPULAR LAKESIDE LOCATION - NO ONWARD CHAIN

Popular Lakeside area, this well-presented two-bedroom apartment offers spacious accommodation, a private balcony and allocated parking. Ideally positioned close to a fantastic range of local amenities and attractions, this property would make an excellent purchase for first-time buyers, professionals or buy-to-let investors.

The property briefly comprises a welcoming entrance hallway with useful storage areas, leading through to a generously sized open-plan lounge/diner, providing an excellent space for both relaxing and entertaining. The lounge also benefits from access to a balcony, offering an attractive additional feature.

There are two well-proportioned bedrooms, with the master bedroom benefiting from built-in wardrobes, alongside a family bathroom.

Externally, the property benefits from one allocated parking space within the communal car park.

The property is conveniently located close to a variety of popular amenities, including Lakeside walks, the cinema, football stadium, racecourse and leisure centre, making it an ideal location for enjoying everything the area has to offer.

An excellent opportunity to purchase a conveniently located apartment in a sought-after area. Early viewing is highly recommended!

Offers in the region of £130,000

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- Well-presented two-bedroom second-floor apartment situated within the ever-popular Lakeside area
- Modern fitted kitchen, conveniently positioned off the lounge/diner.
- Conveniently located close to Lakeside walks, cinema, football stadium, racecourse and leisure centre.
- Council Tax Band C | EPC Rating C (85) | Second-floor apartment | Stairs only – no lift access.
- Spacious open-plan lounge/diner
- Family bathroom and welcoming entrance hallway with useful storage areas.
- An ideal purchase for first-time buyers or buy-to-let investors. No onward chain.
- Private balcony, providing an attractive outdoor space.
- One allocated parking space within the communal car park.
- No onward chain | 72 years left on lease | Service charge £2,250 PA | Ground rent: £50 PA

ENTRANCE HALLWAY

KITCHEN / LOUNGE

17'10" x 13'4" (5.452 x 4.07)

UTILITY ROOM

7'2" x 3'10" (2.188 x 1.184)

BEDROOM ONE

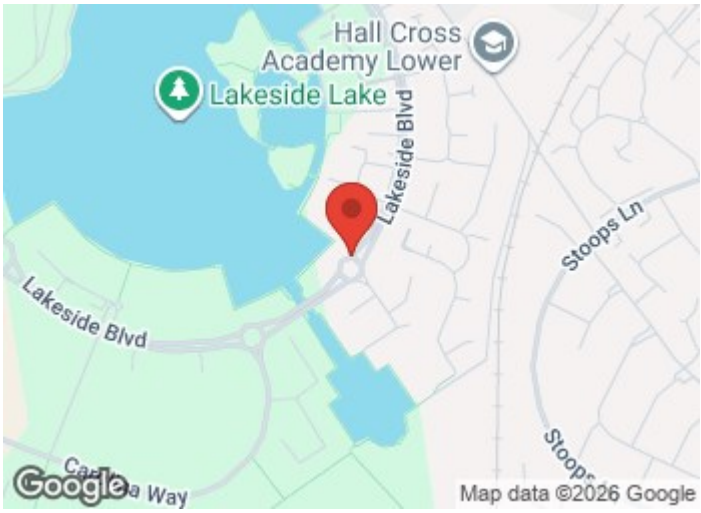
12'3" x 11'3" (3.75 x 3.45)

BEDROOM TWO

13'10" x 6'6" (4.218 x 2.0)

BATHROOM

6'8" x 6'7" (2.04 x 2.03)



Directions

Lakeside is a suburb of Doncaster, South Yorkshire, England, centred around a circular lake. Approximately 2 miles (3.2 km) south-east of central Doncaster, it has recently seen new development and modernisation with the construction of several new luxury housing estates, a leisure park with restaurants, a cinema, and a bowling alley, the Herten Triangle, which has more eateries and fast food establishments, the Lakeside Village shopping centre, and the Eco-Power Stadium. The area has settled vegetation, paths, bridges, notice boards and space for public gatherings around the lake.





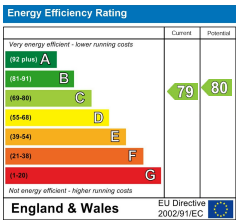


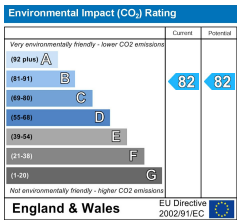




Floor Plan

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.





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