



Derwent Drive, Lakeside Doncaster

welcome to

Derwent Drive, Lakeside Doncaster

This fabulous ground floor two bedroom apartment boasts an en-suite master bedroom, an open plan living dining kitchen with balcony and allocated parking. Situated in this highly sought after location with close links to a host of amenities, restaurants and transport links.



Entrance

With a secure intercom entry system.

Entrance Hall

With a front facing entrance door and a storage cupboard.

Living Dining Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob with splashback and extractor above, The kitchen has an electric oven, plumbing for a washing machine, an integrated dishwasher, an integrated fridge-freezer and an integrated washer dryer (W/D installed September 2025). There is complimentary splashback, spotlights to the ceiling, a breakfast bar, a central heating radiator, a side facing double glazed window and rear facing French doors with double glazed side panel leading out to the balcony.

Bedroom One

With a rear facing double glazed window, a central heating radiator, built-in wardrobes and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a walk-in double shower. There is splashback tiling, shaver point and a central heating radiator.

Bedroom Two

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

Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath. There is splashback tiling, a central heating radiator and shaver point.

Outside

With an allocated parking space.

Additional Information

The vendor has made us aware that the property had a new boiler installed April 2025, alongside a new washer dryer in September 2025.

Recent EICR pass.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Derwent Drive, Lakeside Doncaster

- MOVE STRAIGHT IN
- GROUND FLOOR APARTMENT WITH BALCONY
- WELL-PRESENTED THROUGHOUT
- NEW BOILER INSTALLED APRIL 2025
- MASTER BEDROOM WITH EN-SUITE

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1750.00

Ground Rent: 360.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£110,000



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Property Ref:
DCR127093 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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Please note the marker reflects the
postcode not the actual property