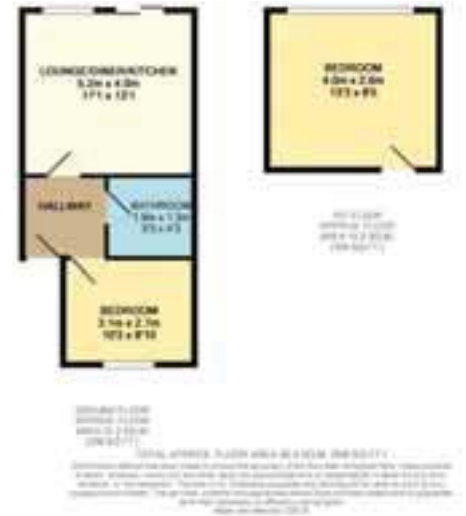


Apartment 7, Springfield Court, Amersall Road, Doncaster, DN5 9LN

*GUIDE PRICE: **£39,000 - £44,000** (plus fees)



Situation:

The property is situated on Amersall Road, Doncaster, in a popular residential area of Scauthorpe, a short distance from Doncaster town centre. Doncaster offers a wealth of facilities and amenities as well as excellent access to the motorway networks including the A1 and London Kings Cross rail network.

Description:

A first floor apartment situated within a modern block within a popular residential area well served by local amenities. The property comprises: entrance hall, living room/kitchen, two bedrooms and a bathroom.

Entrance Hall: with double glazed entrance door, electric heater and stairs leading to the second floor.

Living Room/ Kitchen: 13'2" x 16'11" (4m x 5.2m)

Having fitted wall cupboards and base units incorporating a single drainer stainless steel sink unit, integrated oven and electric hob with extractor over, plumbing for a washing machine and recess for a fridge freezer. There is an electric heater, double glazed window and double glazed sliding door providing access to a Juliet balcony.

Bedroom 1: 8'11" x 10'3" (2.7m x 3.1m) (max)

With electric heater, rear facing double glazed window and built in wardrobes.

Bathroom: 5'6" x 7'8" (1.7m x 2.3m)

Having a suite comprising a panelled bath, pedestal wash basin and low level w.c. There is an electric heated towel rail and extractor fan.

Bedroom 2: 13'3" x 8'5" (4m x 2.6m) (max)

With electric heater and front facing double glazed window.

Outside:

To the outside there is a gated car park with an allocated parking space.

Tenure: Leasehold

Local Authority: Doncaster Metropolitan Borough Council

Solicitors: Butterworths, 3 Walker Terrace, Gateshead, Tyne & Wear, NE8 1EB. Tel: 0191 482 7458.

Energy Performance Certificate (EPC): Current Rating E

Possession: Vacant possession will be given on completion.

Viewing: Strictly by appointment with Auction House.

Additional Fees

Buyer's Premium: £2200 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.