



125 Lakeside Boulevard

Doncaster, DN4 5PL

Asking Price £135,000

Robinson Hornsby are excited to present this spacious two-bedroom, second-floor apartment situated in the highly sought-after area of Lakeside, Doncaster, offering stunning lake views and a wide range of leisure amenities within easy walking distance.

The apartment comprises a communal entrance hall with lift and stairs, a private entrance hall with a deep storage cupboard, a fitted kitchen, and an adjacent open-plan living room with ample space for a dining area. Sliding uPVC doors from the lounge lead to a balcony with space for seating and views towards the lake. Also included is a family bathroom featuring a newly fitted shower and screen over the bath. Two allocated parking spaces are located at the rear of the property. The property is to be sold with vacant possession and offers no upward chain.

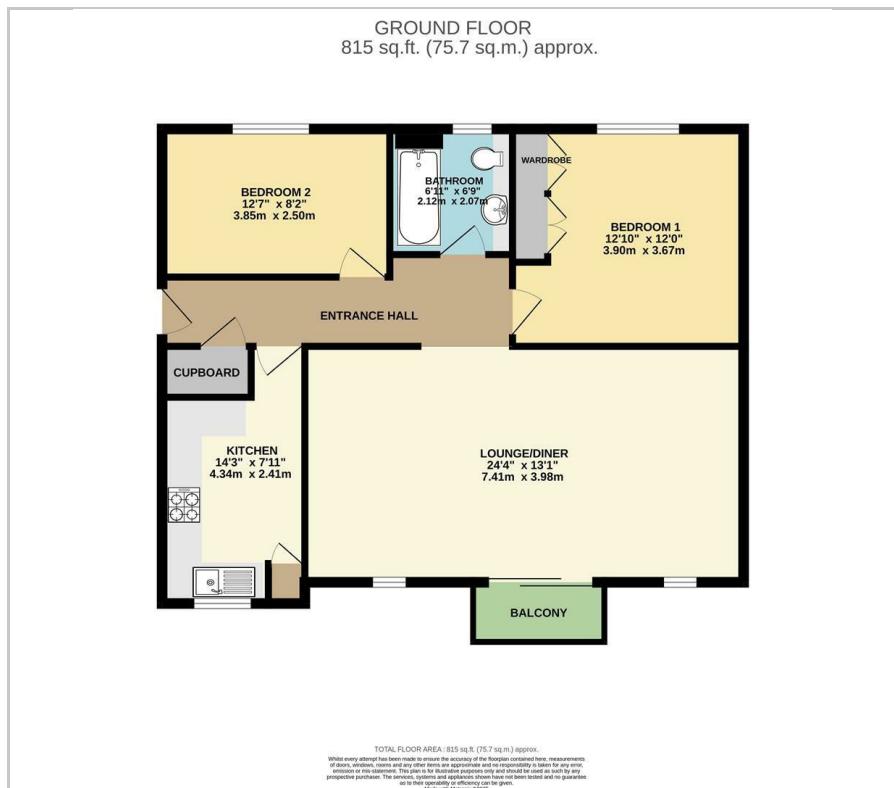
Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.

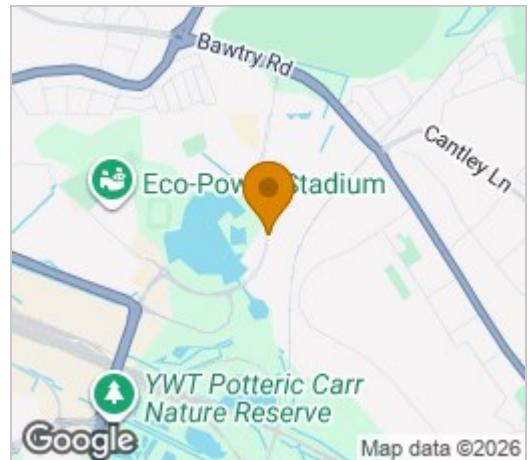
- Second floor two-bedroom apartment
- Large open-plan lounge with balcony and lake views
- Master bedroom with fitted wardrobes
- Allocated parking at rear for 2 vehicles
- Ideal first time buy/Investment
- Leasehold
- Great range of local amenities, including leisure facilities, shops & restaurants
- Easy access to great road and rail links, Doncaster's famous racecourse and town centre, as well as local wildlife beauty spots
- Viewing highly recommended
- Lift access



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81	81
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	



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.