



161 Lakeside Boulevard Doncaster, DN4 5PL Offers Around £145,000

Offered for sale on the ever popular Lakeside Boulevard is this two bedroom first floor apartment.

In brief the property comprises; Secure communal entrance hallway with individual post boxes & staircase. The front door opens into the inner hallway with telecom entry system and two large storage cupboards. Hallway further provides access to an open plan kitchen and lounge boasting balcony to the front aspect towards the lake, family bathroom, two bedrooms with the master benefitting from fitted wardrobes. Externally the property benefits from an allocated parking space in a gated enclosure at the rear and communal garden areas to the front.

Lakeside Boulevard is a popular area offering a great range of local amenities including swimming & ice skating at the Doncaster Dome, bowling, supermarkets and Doncaster Racecourse all close by, as well as numerous places to shop and dine. Great motorway links via the M18 and easy access to Doncaster Town Centre and the Railway Station mean commuting to nearby Rotherham, Sheffield, Leeds and London are all accessible. There is the opportunity for picturesque, recreational walks around Lakeside itself, a hit for walkers and runners. Viewing is highly recommended.

- First floor two bedroom apartment
- Open plan lounge with balcony / kitchen
- Master with fitted wardrobes
- Ideal first time buy/Investment
- Allocated parking
- Close to town centre, Doncaster Racecourse and the railway station
- Great range of local amenities, including leisure facilities, shops & restaurants
- Leasehold
- Viewing highly recommended
- Council tax band B

Viewing

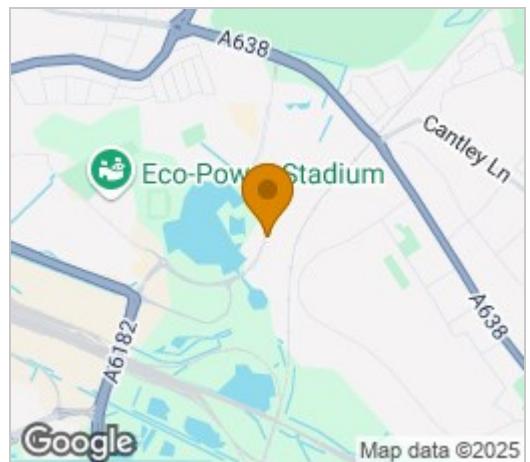
Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



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		
(81-91)	B	79	79
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	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.