



**Brooke Court  
Auckley  
Doncaster  
South Yorkshire  
DN9**

**Offers in Excess of £101,000**

**bettermove**

# Brooke Court

## Doncaster

Bettermove are proud to present this 2 bedroom flat in Auckley, available with no forward chain.

The property benefits from double glazing, underfloor, and gas central heating throughout, with secure, allocated parking available.

The council tax band is B.

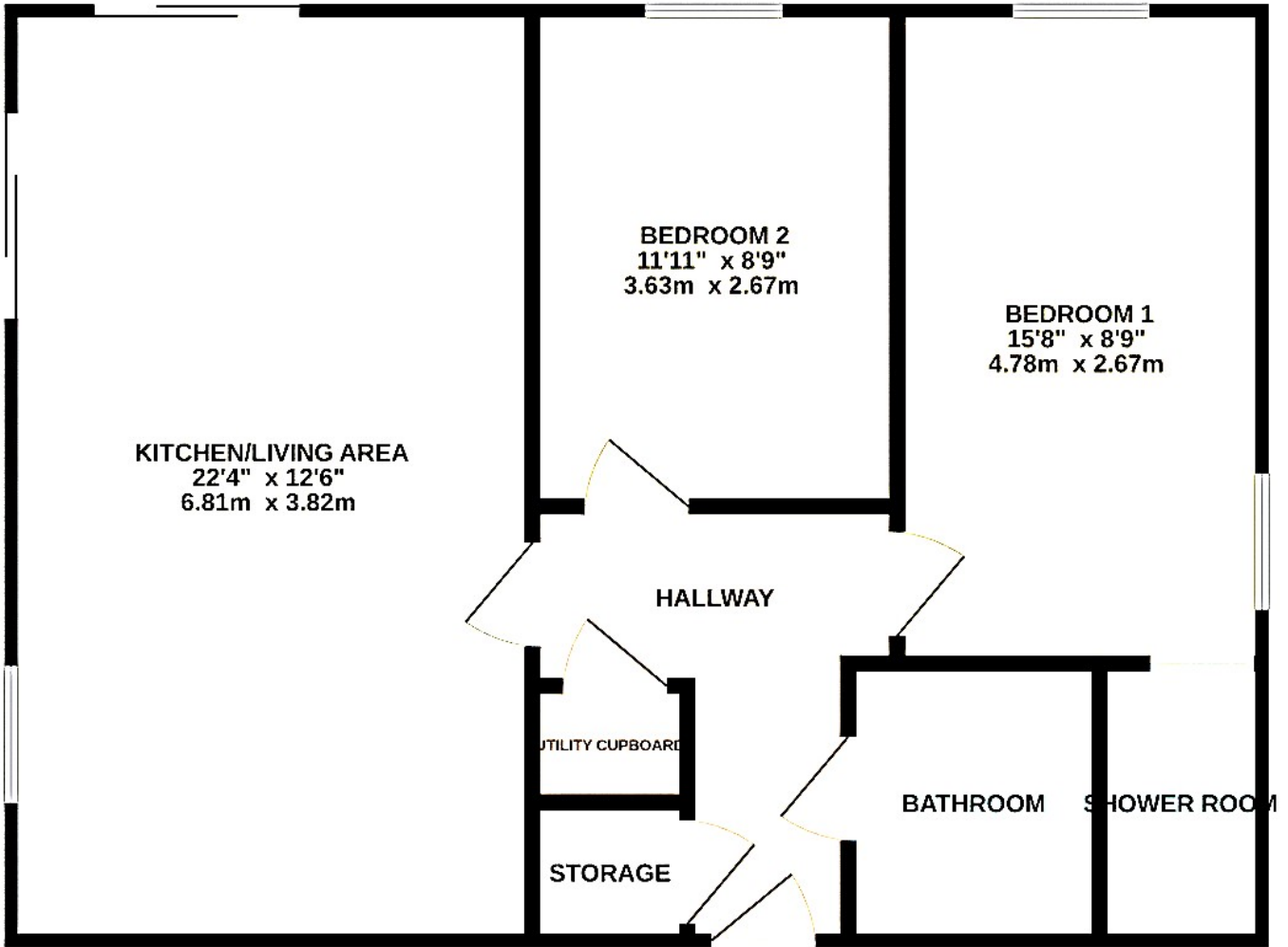
This is a leasehold property with 108 years remaining on the lease; the ground rent is £450.00 per annum, and the service charge is £2,000.00 per annum.


The interior of this beautifully presented, third floor property comprises a spacious, open-plan living/kitchen area, two double bedrooms, with one en-suite, alongside the family bathroom. The property further benefits from two Juliette balconies, perfect for enjoying the summer months.


Located in the sought after village of Auckley, Doncaster, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Doncaster Train Station, a variety of local bus routes, and quick access M18, and A1(M).

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>82</b>	<b>82</b>
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
	<b>86</b>	<b>86</b>
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)