



**Flat 3 1 Victoria Crescent, DN2 5BW**  
**£155,000 OffersInRegionOf**  
**Tenure Leasehold**

- NO CHAIN
- CLOSE TO SHOPS, SCHOOLS AND LEISURE FACILITIES
- MOVE IN READY
- TWO DOUBLE BEDROOM APARTMENT
- IDEAL FOR FIRST TIME BUYER OR INVESTOR

## Elegant Two-Bedroom Apartment within a Distinguished Victorian Residence | Balcony | Allocated Parking

An exceptional first-floor, two-bedroom apartment set within an exquisite Victorian residence, beautifully combining timeless period elegance with refined contemporary living.

From the moment you step inside, you are welcomed by a striking entrance hallway featuring sophisticated herringbone flooring, creating an immediate sense of style and quality. The property has been thoughtfully curated to preserve its heritage, showcasing a wealth of original features including exposed brickwork, characterful beams, and elegant proportions throughout.

The living space is both inviting and impressive, with the lounge enhanced by charming beams, offering warmth and character in abundance. The kitchen is equally captivating, centred around a stunning exposed brick feature wall and complemented by integrated appliances including a built-in oven and hob, blending functionality with design.

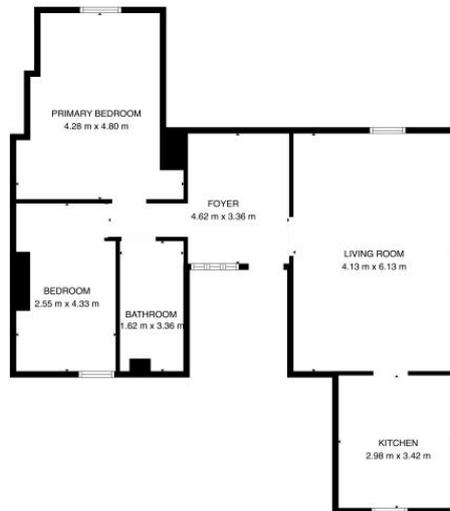
The apartment offers two beautifully presented bedrooms alongside a sleek, modern bathroom fitted with a shower over bath, finished to a high standard.

A standout feature is the delightful first-floor balcony, an idyllic retreat for morning coffee or evening drinks, providing the perfect setting to unwind while overlooking the surroundings.

Externally, the property benefits from off-road parking with a dedicated allocated space.

This remarkable home presents an outstanding opportunity for discerning first-time buyers, investors, or those seeking a high-quality Airbnb investment. With close proximity to the racecourse and the anticipated reopening of Doncaster Airport, the location further enhances its appeal as a premium short-term let.

A truly stunning residence where period charm meets contemporary elegance, early viewing is essential to fully appreciate the lifestyle on offer.



TOTAL: 81 m<sup>2</sup>  
Ground floor: 81 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 8 m<sup>2</sup>

FLOOR PLAN CREATED BY: WILSON & WOODS. REQUIREMENTS REFERRED TO MAY VARY SLIGHTLY BUT NOT SUBSTANTIALLY.

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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	74
(55-68) D	77
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC