



**22 Kings Road**  
Doncaster, DN1 2LX

**Rental £475 Monthly**  
**1 Bedroom Flat / Apartment**  
**Available Now**

Welcome Homes, 1 Winchester House, Winchester Way, Scawsby, Doncaster, DN5 8LL  
Email: [enquiries@welcomhomesproperty.co.uk](mailto:enquiries@welcomhomesproperty.co.uk) | Tel: 01302391302

Opening Times: Mon 09.30 - 17.00 | Tue 09.30 - 17.00 | Wed 09.30 - 17.00 | Thurs 09.30 - 17.00 | Fri 09.30 - 17.00 | SatClosed | Sun Closed

- \* Unfurnished
- \* Available Immediately
- \* Central Location
- \* Excellent Transport Links

\* Unfurnished

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## Situation

A well-presented one-bedroom basement flat located in the heart of Doncaster town centre, offering exceptional convenience and accessibility. This property benefits from a highly central position, just moments from a wide range of local amenities, shops, restaurants, and excellent transport links, making it ideal for commuters and professionals alike.

The flat features a comfortable living space, a good-sized bedroom, and a functional layout throughout. Externally, the property benefits from off-street rear parking, providing added convenience in such a prime location.

A fantastic opportunity to live in a central, well-connected area—contact Welcome Homes today to arrange a viewing.

## Accommodation

All measurements are approximate.

## Directions

## Further Information

The deposit required is £545

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