

horton knights of doncaster

Castlegate Church Street, Conisbrough, Doncaster, DN12 3HP



*** GUIDE PRICE £115,000 - £120,000 ***

**BEAUTIFUL 2 BEDROOM PENTHOUSE APARTMENT / MANHATTAN LOFT STYLE VIBE /
SECURE GATED CAR PARKING / OPEN PLAN LIVING ROOM / EN-SUITE TO MAIN
BEDROOM / EARLY VIEWING RECOMMENDED //**

Located in this beautiful courtyard setting, a spacious 2 bedroom loft style apartment which offers contemporary open plan living. It has electric panel heating, double glazing and briefly comprises: Entrance hall into a larger inner hall, open plan living/ dining/ kitchen including a fitted kitchen with a host of integrated appliances, 2 good sized bedrooms, the main bedroom has en suite shower room off plus there is a separate house bathroom. Outside, the property stands in a secure gated complex with allocated car parking and maintained gardens. Well placed with access to amenities within the centre of Conisbrough village plus access to neighbouring towns of Sheffield, Rotherham and Doncaster. Internal viewing is highly recommended.



ACCOMMODATION

A communal entrance door, serving three individual apartments, gives access into an entrance hall.

COMMUNAL ENTRANCE HALL

There is a staircase up to the top floor with a private entrance door, leading into a private entrance hall.

INNER HALL

With a double glazed velux style window, laminate flooring, a ceiling light and a door into a long inner hall.

INNER HALL

Giving access to the living accommodation, there is a slimline panelled heater, 2 ceiling lights, a deep built in cupboard which houses the pressurised hot water cylinder supplying the domestic hot water.

OPEN PLAN LIVING/ DINING/ KITCHEN

6.71m max x 5.99m max (22'0" max x 19'8" max)
Think of a Manhattan style loft apartment and you will get the idea. This is a beautiful open plan living space with an open plan kitchen area (approx. 10'0" x 9'0") There are 2 PVC double glazed windows and 2 further double glazed velux style windows, which is fitted with a range of high and low level units finished with a rolled edge work surface and a tiled splashback. There is a four ring ceramic hob with a cooker hood above, an integrated fridge/ freezer, an integrated washing machine and an integrated dishwasher. Finished with a modern laminate floor covering, inset spotlighting to the ceiling and 2 slimline panelled heaters.

BEDROOM 1

3.56m x 3.15m (11'8" x 10'4")
A lovely double bedroom, it has a PVC double glazed window to the front, panelling to the wall, an electric slimline panel heater, a ceiling light, a television aerial point and a door to the en-suite shower room.

EN SUITE SHOWER ROOM

Fitted with a modern white suite comprising of a shower enclosure with a mains plumbed thermostatic shower, a wash hand basin, a low flush W/C, and extractor fan, there is a double glazed velux window, a ceiling light and a vinyl floor covering.

BEDROOM 2

3.12m x 2.74m (10'3" x 9'0")
A comfortable second bedroom, it has a double glazed velux window, a slimline panel heater and a ceiling light.

BATHROOM

Fitted with a modern three piece white suite comprising of a panelled bath with a shower mixer, a pedestal wash hand basin and a low flush W/C. There is a double glazed velux window, a contemporary style towel rail/ radiator, a vinyl floor covering, an extractor fan and a ceiling light.

OUTSIDE

Outside, there is an allocated parking space for the property.

AGENTS NOTES:

TENURE - LEASEHOLD. Ground Rent £150 per annum, Service Charge £700 per annum.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Mains electricity, water and drainage are connected to the property. There is no gas connected to the property.

COUNCIL TAX - Band A.

BROADBAND - Superfast broadband is available with download speeds of up to 80 mbps and upload speeds of up to 20 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may

further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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