



horton knights of doncaster

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Fewston Way, Lakeside, Doncaster, DN4 5PR
Price £110,000

GROUND FLOOR LAKESIDE APARTMENT / 2 BEDROOMS / SPACIOUS LIVING ROOM WITH A PATIO OFF / FITTED KITCHEN WITH INTEGRATED APPLIANCES / BATHROOM WITH SHOWER / PARKING SPACE / FANTASTIC LOCATION WITH ACCESS TO LAKESIDE AMENITIES / NO CHAIN / VIEWING A MUST //

Rare to the market a ground floor apartment perfect for a retirement type buyer. It has a gas central heating system, pvc double glazing and comprises: Private entrance hall, living room with double doors onto a patio, fitted kitchen with integrated cooking appliances, two bedrooms, further large storage cupboard, bathroom suite with a shower. Outside there is allocated car parking to the rear with additional visitor parking and maintained communal gardens surrounding the development. Located in the popular Lakeside development with good access to local amenities including Supermarkets, shops, schools and recreational facilities. Internal viewing is highly recommended to avoid disappointment.

ACCOMMODATION

A communal entrance door leads into the property's entrance hall.

MAIN HALL

This continues and leads to the private door for No. 1 which then leads into a long private entrance hall.

PRIVATE HALL

This has a central ceiling light, a tall in-built cupboard with coat rail and doors to the principle rooms.

LIVING ROOM

12'9" x 11'3" (3.89m x 3.43m)
A front facing reception room, it has a double glazed sliding patio door which gives access out onto a patio and little sitting area. There is a central heating radiator, coving, ceiling light and a door to the kitchen.

KITCHEN

12'9" x 6'9" (3.89m x 2.06m)
This is fitted with a range of high and low level units finished with a rolled edge work surface. There is a four ring gas hob, integrated double oven, plumbing for an automatic washing machine and space for an under counter fridge. There is a pvc double glazed window, inset spotlighting to the ceiling, heat and smoke alarm, extractor, vinyl floor covering and a double panel central heating radiator.

From the hall doors lead to the bedrooms and bathroom.

BEDROOM 1

13'6" x 12'1" (4.11m x 3.68m)
A good sized double room with a deep recess with in built wardrobes. There is a pvc double glazed window, central heating radiator, central ceiling light and coving to the ceiling.

BEDROOM 2

12'9" x 6'9" (3.89m x 2.06m)
A good sized second room, it has a pvc double glazed window to the front, central heating radiator, ceiling light and coving.

BATHROOM

7'0" x 6'9" (2.13m x 2.06m)
This is fitted with a white suite that comprises of panelled bath with mixer tap and mains plumbed shower over, wash hand basin and low flush wc inset to bathroom furniture. There is a central heating radiator, pvc double glazed window, spotlighting to the ceiling plus an extractor fan.

STORAGE CUPBOARD

A large very useful storage cupboard, it has a wall mounted gas fired combination type boiler which supplies domestic hot water and central heating systems and a ceiling light.

AGENTS NOTES:

TENURE - LEASEHOLD - Term of Lease to follow.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating. Age of boiler TBC

COUNCIL TAX - Band C

BROADBAND - Ultrafast broadband is available with download speeds of up to xxxx mbps and upload speeds of up to xxxx 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

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