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Roundhill Court, Lakeside, Doncaster, DN4 5PU
Offers Over £125,000

LOVELY 2 BEDROOM GROUND FLOOR APARTMENT / GAS CENTRAL HEATING VIA A COMBINATION BOILER / PATIO WITH VERANDA / OPEN PLAN LIVING DINING KITCHEN / INTEGRATED APPLIANCES / ALLOCATED PARKING / SOUGHT AFTER RESIDENTIAL AREA / GOOD ACCESS TO LAKESIDE RETAIL & LEISURE //

Located in this very desirable Lakeside development, a spacious 2 bedroom ground floor apartment. The property has a gas fired central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entry phone system into the main building, private entrance hall with 2 large storage cupboards, spacious open plan living/ dining/ kitchen with patio doors onto a front facing patio, 2 double bedrooms and a bathroom with shower. Well placed with access to amenities including Lakeside Retail and Leisure developments, lakeside walks and easy access to the city centre and railway station. PRICED TO SELL. EARLY VIEWING RECOMMENDED.

ACCOMMODATION

A communal entrance door leads into the shared hall which gives access to a private entrance door, leading into No. 15.

PRIVATE ENTRANCE HALL

A nice wide hall, finished with modern laminate flooring, a central heating radiator and a tall storage cupboard. There is a second tall cupboard which also houses a gas fired combination type boiler which supplies the domestic hot water and the central heating systems, making a perfect and useful drying room.

OPEN PLAN LIVING DINING KITCHEN

18'2" x 12'9" (5.54m x 3.89m)

This is probably demonstrated by the floor plan and photographs. The kitchen is fitted with a range of modern high and low level units finished with a light blue cabinet door with a contrasting work surface. There is a 4-ring ceramic hob, integrated oven and an extractor hood. There is plumbing for an automatic washing machine, a single drainer, stainless steel sink unit, a pvc double glazed window. There is a recess suitable for a tall fridge freezer, inset spotlighting and a tiled floor which then leads onto a laminate floor throughout the sitting area.

This has a double glazed sliding patio door which leads onto a patio and veranda which has a glass balustrade and gives an outlook over the Lakeside Development, a double panel central heating radiator, coving to the ceiling and a ceiling light.

From the hallway doors lead to the bedrooms and bathroom.

BEDROOM 1

13'6" x 12'1" (4.11m x 3.68m)

This is a large double bedroom, with a range of fitted wardrobes, a pvc double glazed window to the rear, central heating radiator, and a central ceiling light.

BEDROOM 2

12'9" x 6'9" (3.89m x 2.06m)

Again, a good sized bedroom, it has a pvc double glazed window, central heating radiator and a central ceiling light.

BATHROOM

This is fitted with a modern 3 piece white suite that comprises of a panelled bath with a mixer shower over including a glass screen, a low flush wc and wash-hand basin, all inset to vanity furniture, There is a wall mirror with display lighting, a pvc double glazed window, central heating radiator, tiled floor covering and inset spotlighting to the ceiling.

OUTSIDE

The property stands within the gardens of Lakeside Boulevard, where there is an allocated parking space, directly behind the apartment.

AGENTS NOTES:

TENURE - LEASEHOLD - TERMS OF LEAS TO FOLLOW.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating system via a combination type boiler. Age of boiler 2015.

COUNCIL TAX - Band C

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 and Vodafone.

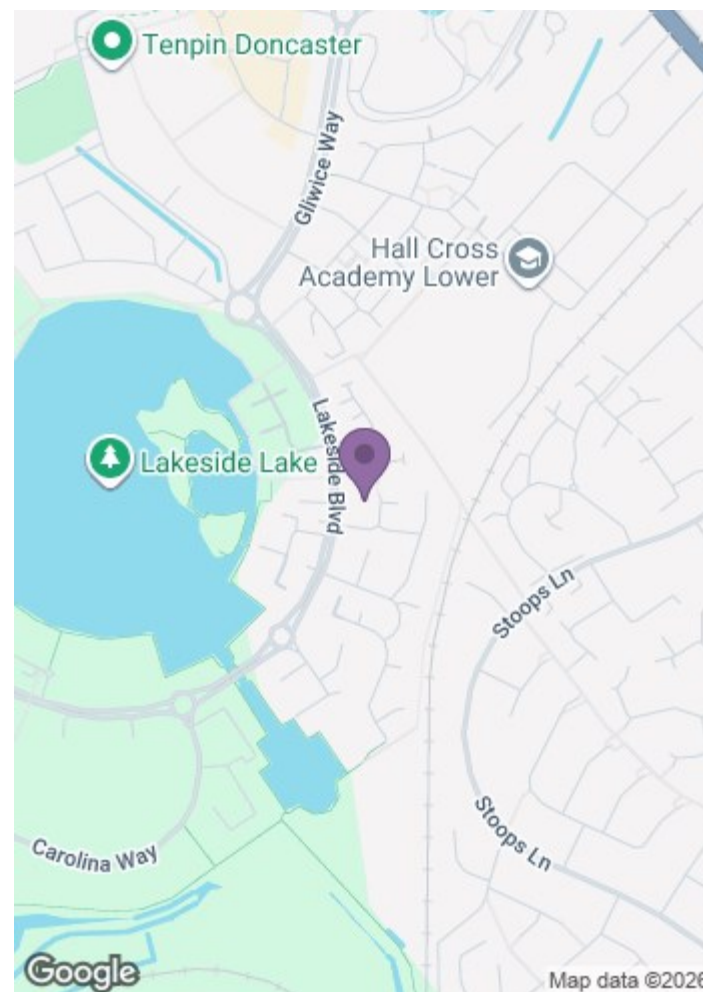
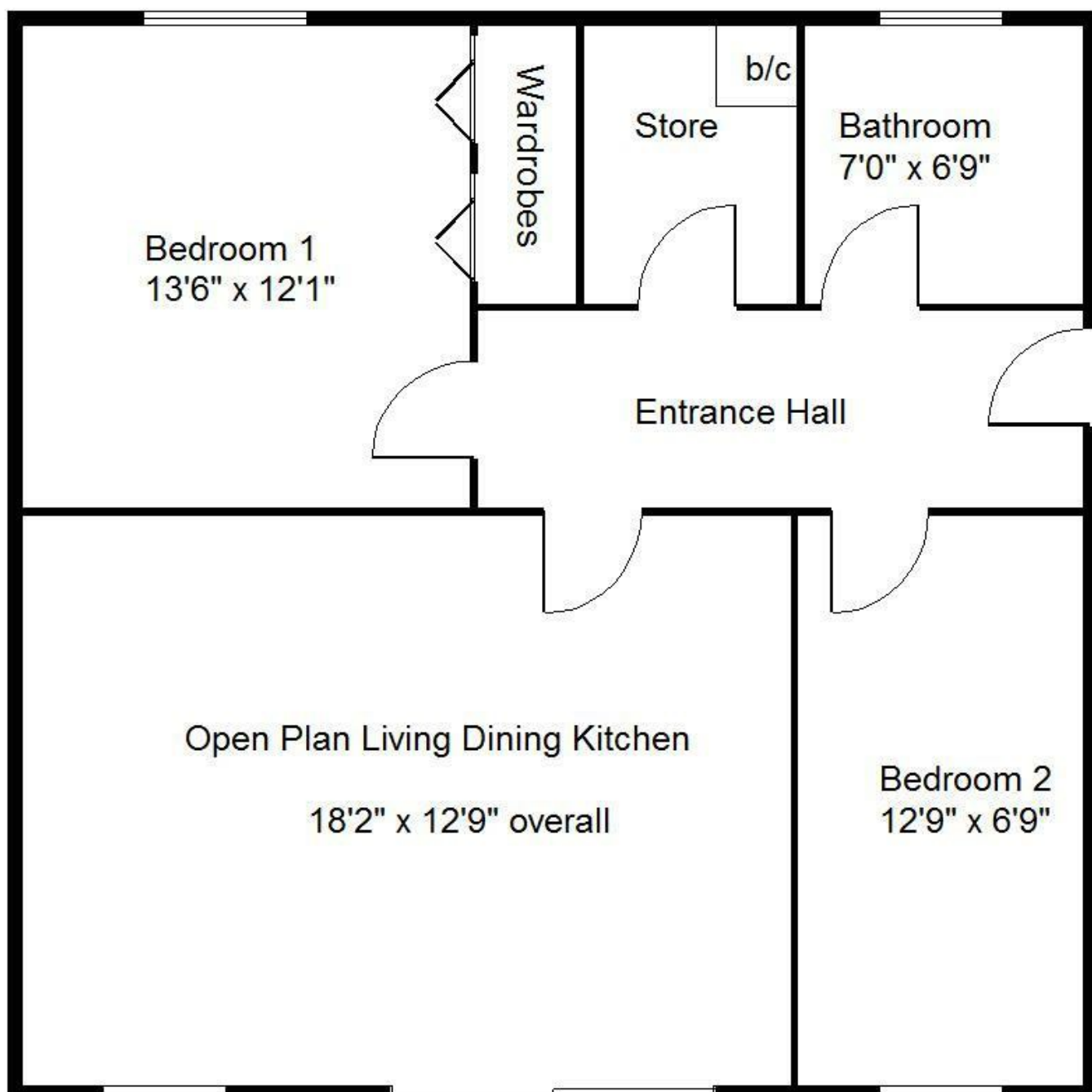
VIEWING - By prior telephone appointment with horton knights estate agents.

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

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(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	