

# horton knights of doncaster

**1 Brooke Court, Auckley, Doncaster, DN9 3FN**



**A contemporary styled 2 bedroom luxury apartment with electric gated parking located within Auckley village.**

This luxury apartment epitomises modern living finished with a stylish interior. It also benefits from a video entry system, alarm a modern gas radiator central heating system via a combination type boiler, double glazing and briefly comprises; A communal entrance hall leading to a private entrance hall with in-built cupboards, a large open plan living kitchen, the kitchen is fitted with a host of integrated appliances and a breakfast bar, the main bedroom has a fitted wardrobe and an en-suite shower, second double bedroom with a wardrobe and a bathroom which includes a shower. Outside are communal gardens, electric gated private parking with additional visitor parking. There are shops and amenities within walking distance and easy access to the outer ring road and motorway networks.

**£825 PCM  
£775 Bond**





ACCOMMODATION

There is a main double glazed entrance door which leads into the communal entrance hall, this can also be accessed from the car parking via a separate double glazed rear door, and in turn leads to a private entrance door for apartment number 1.

PRIVATE ENTRANCE HALL

Within the hall there is the video entry system and alarm system. Doors lead off to the living accommodation, there is spotlighting to the ceiling, a modern laminate floor covering and two doors leading to a tall boiler cupboard which houses a wall mounted gas fired combination type boiler supplying the domestic hot water and central heating systems, there is also plumbing for a washing machine, plus a further tall storage cloaks cupboard.

OPEN PLAN LIVING ROOM & KITCHEN

6.78m x 3.81m (22'3" x 12'6")  
An attractive and very stylish room which epitomizes modern open plan living. The kitchen is fitted with a range of high and low level units, finished with a coordinating work surface. There is a four ring cermaic hob with glass splashback and a chimney style extractor hood, an eye level integrated oven and an integrated dishwasher. There is a matching breakfast bar, modern laminate flooring, three windows give a outlook to the front and side, two radiators and inset spotlighting to the ceiling.

Within the living area, there are two tall windows which give an outlook to the side and rear, central heating radiators, modern laminate flooring and a central ceiling light.

PRINCIPAL BEDROOM

4.78m x 2.67m (15'8" x 8'9")  
A good sized double bedroom, it has a pvc double glazed window to the side, a further high level double glazed window, two central heating radiators, fitted wardrobes, inset spotlighting and a doorway into an en-suite shower room.

EN-SUITE SHOWER ROOM

This has a large shower enclosure with a mains plumbed shower including a rainfall style shower head, wash hand basin, tiled walls, inset spotlighting, an extractor fan and a tall contemporary style towel rail/ radiator.

BEDROOM 2

3.66m x 2.64m (12'0" x 8'8")  
A good second double room, it has a double glazed window to the side, a central heating radiator, built in wardrobes and a ceiling light.

BATHROOM

The bathroom is fitted with a modern three piece suite comprises of a bath with shower over including a shower screen, a wash hand basin and a low flush wc. There is modern tiling to the walls and floor, a contemporary style towel rail/ radiator, inset spotlighting, a central ceiling light and wall mirror.

AGENTS NOTES:

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Central Heating - The property has a gas radiator central heating system fitted.

Double Glazing - The property has PVC double glazing fitted.

Council Tax - This property is Band B.

Viewing - By prior telephone appointment with horton knights estate agents on 01302 760322.

Opening Hours: - Monday - Friday 9:00 - 5:30; Saturday 9:00 - 3:00;Sunday www.hortonknights.co.uk.

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.

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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.

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.

