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# horton knights

of doncaster



**Rosso Close, Doncaster, DN4 5FS**  
**Asking Price £105,000**

# A ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT / BEAUTIFUL SETTING CLOSE TO RACECOURSE & LAKESIDE / LARGE OPEN PLAN LIVING / GCH & PVC DG / PRICED TO SELL / EARLY VIEWING ESSENTIAL //

On the ground floor, a well proportioned double bedroom apartment which will appeal to a range of buyers, including retirement buyers. Gas central heating via a combi boiler, PVC double glazing and comprises: Large communal entrance hall with entry phone system, private entrance hall, open plan living kitchen with integrated appliances, a double bedroom and a modern bathroom with a white suite. Outside, allocated car parking and communal gardens plus visitor parking.

Great access to local amenities within Lakeside retail & leisure, the city centre including the train station and main roads into Doncaster. **VIEWING HIGHLY RECOMMENDED.**

## ACCOMMODATION

An entrance door gives access into the property's communal entrance hall, this continues via a separate inner hall. A private entrance door leads into a private entrance hall.

## ENTRANCE HALL

This has a security phone entry system, central heating radiator, central ceiling light and a smoke alarm. There is a deep built-in storage cupboard which has light laid on. To the far end there is a door that leads into the open plan living space.

## OPEN PLAN LIVING DINING KITCHEN

### 18'6" x 14'0" (5.64m x 4.27m)

Within the lounge area there is a pvc double glazed window, two central heating radiators and a ceiling light. The kitchen is fitted with a range of high and low level units finished with a white cabinet door, a contrasting work surface, a single drainer stainless steel sink unit with mixer tap, 4 ring gas hob with glass splashback and extractor hood, integrated oven, integrated dishwasher, integrated fridge/freezer and integrated washing machine. Concealed behind one of the corner cabinets is a wall mounted gas fired combination type boiler which supplies domestic hot water and central heating systems, pvc double glazed window, vinyl flooring, ceiling light and extractor fan.

## BEDROOM 1

### 11'3" x 9'8" (3.43m x 2.95m)

A large double room it has a pvc double glazed window to the front, central heating radiator and central ceiling light.

## BATHROOM

### 8'4" x 5'0" (2.54m x 1.52m)

This is fitted with a modern 3 piece white suite that comprises of a panelled bath with shower over including a glazed shower screen, pedestal wash hand basin and low flush wc. There is tiling to the bathing areas and splashbacks, coordinating vinyl floor covering, ceiling light, extractor fan and a central heating radiator.

## OUTSIDE

The property stands within communal gardens, there is allocated car parking with additional visitor parking, bins stores etc.

## AGENTS NOTES:

TENURE - Leasehold. Terms of lease 999 yrs from 2017, Ground Rent £95.00 per annum.  
Annual Service Charge approx. £1,300.00

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age of units 2017

HEATING - Gas radiator central heating. Age of boiler 2017 TBC.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1,600 mbps and upload speeds of up to 115 mbps.

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

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

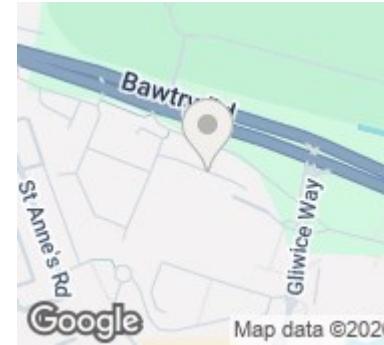
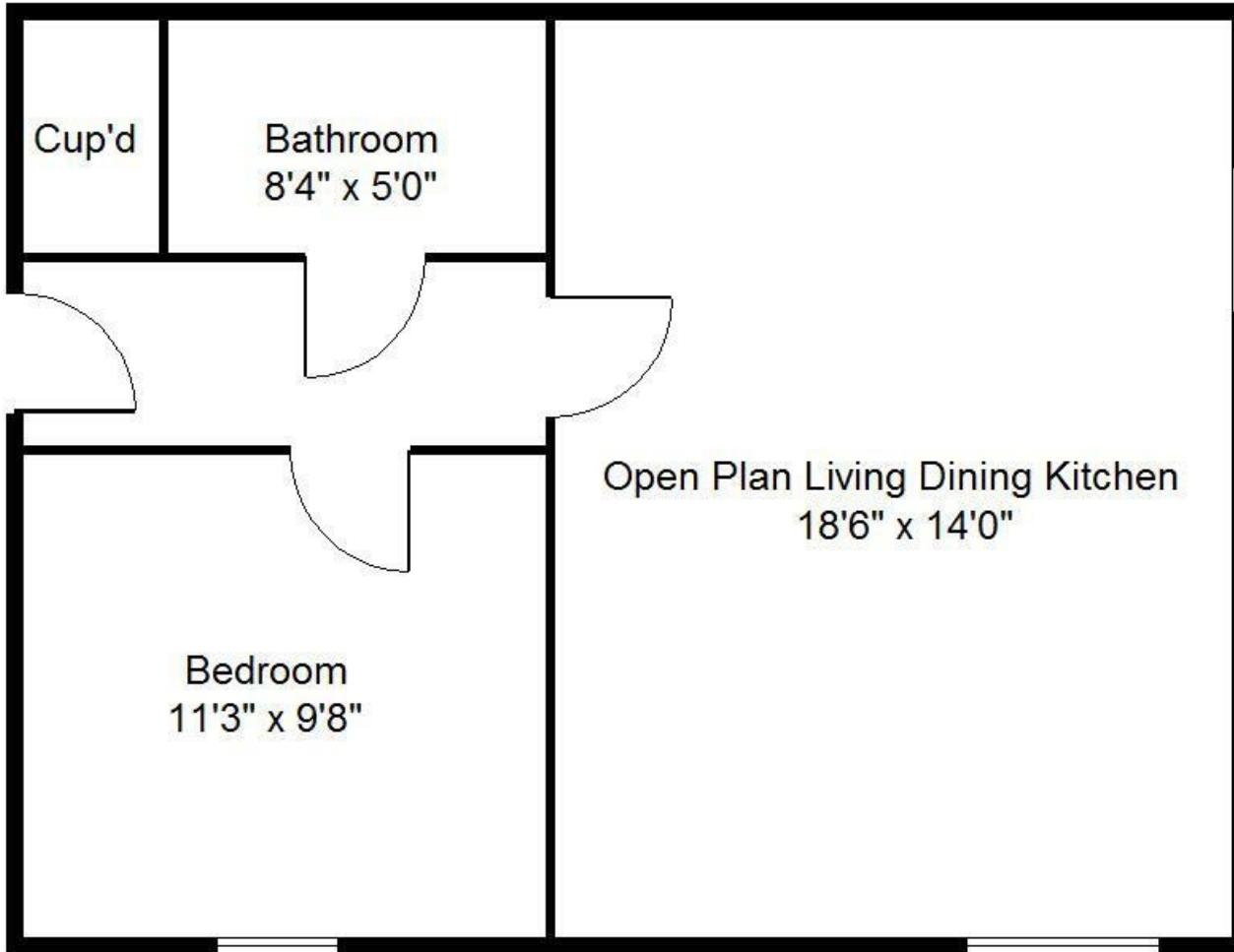
**MEASUREMENTS** - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

**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](http://www.hortonknights.co.uk)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	