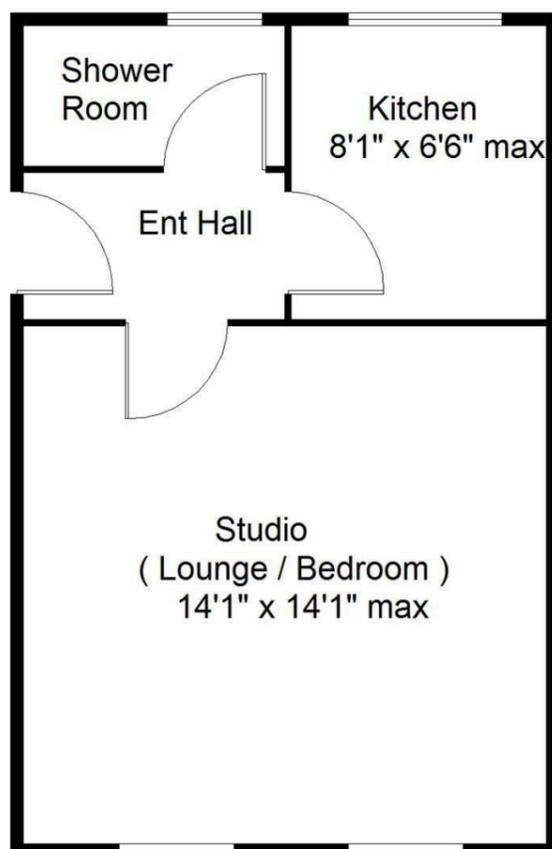


# horton knights of doncaster



Flat 1, Leger Court, Bennethorpe, Doncaster, Yorkshire, DN2 6AB



\*\*\*£60,000 - £65,000\*\*\*

**GORGEOUS GROUND FLOOR STUDIO APARTMENT / SHORT WALK TO THE CITY CENTRE & RACECOURSE / SPACIOUS OPEN PLAN STUDIO / FITTED KITCHEN / MODERN SHOWER ROOM / PARKING / PRICED TO SELL / NO CHAIN //**

Located on this popular roadway close to the city centre, a gorgeous ground floor studio apartment with NO ONWARDS CHAIN therefore perfect for first time buyers/ investors. Fitted with PVC double glazing and an electric heating system the property comprises: Communal entrance hall with intercom system, private entrance hall, spacious square studio living, fitted kitchen and a modern shower room. Outside, the property has a private car park to the rear with an allocated parking space. Well placed with access to local amenities including Doncaster City Centre, Lakeside retail & Leisure, St Leger racecourse and the train station. Early viewing is essential.

**Guide Price £60,000 - £65,000**

## **ACCOMMODATION**

A double glazed door leads into the communal entrance hall which is accessed via an intercom system. A door from here leads to the property's private entrance door.

## **ENTRANCE HALL**

This has a central ceiling light, tiled flooring and doors leading to the remaining accommodation.

## **STUDIO ( LOUNGE / BEDROOM )**

4.29m x 4.29m max (14'1" x 14'1" max )

This is a good sized square shaped studio space. There are two PVC double glazed windows to the front, 2 ceiling light points, a TV aerial point, coving to the ceiling and an electric heater.

## **FITTED KITCHEN**

2.46m x 1.98m max (8'1" x 6'6" max )

The kitchen is fitted with base and wall units with a work surface over, there is a single drainer 1 1/2 bowl stainless steel sink unit, an integrated oven with a four ring hob and an extractor hood above. AvPVC double glazed window to the rear, tiled flooring, a central ceiling light, a cupboard housing the hot water cylinder and plumbing for a washing machine.

## **SHOWER ROOM**

Fitted with a three piece white suite comprising of a low flush W/C, a pedestal wash hand basin set onto a vanity unit and a corner shower enclosure with electric shower. There is tiled flooring, tiling to the four walls, an extractor fan, four inset spotlights to the ceiling and a PVC double glazed window.

## **OUTSIDE**

To the rear of the property, there is a private car park with one allocated space.

## **AGENTS NOTES:**

TENURE - LEASEHOLD. Service Charge £320.00 per annum, Ground Rent £5.00 per annum.

SERVICES - All mains services are connected.

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

HEATING - Electric heating system with hot water cylinder.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 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](http://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.

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.

