

# horton knights of doncaster

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



Situated on this modern development, a two bed first floor apartment. The property benefits from double glazing and gas central heating. The property comprises of: Entrance hall, open living area with Juliette balcony and contemporary fitted kitchen, two good sized bedrooms with built-in wardrobes, en-suite shower room, bathroom and communal gardens. Good location close to local amenities and M18 motorway network. Internal viewing recommended. **NO CHAIN**

An impressive modern first floor apartment comprising of entrance hall, open living area with Juliette balcony, a modern contemporary fitted kitchen, two good sized bedrooms with built in wardrobe , modern en suite shower room, bathroom and communal gardens. The property is located in the much sort after area of Auckley and close located to local amenities and the M18 motorway network. **NO CHAIN.**

**Asking Price £99,500**



ACCOMMODATION

An entrance door gives access into a shared hall, with stairs to the first floor, and a door to the rear giving access to the car parking areas etc.

PRIVATE ENTRANCE HALL

This has doors to the principal rooms, a built-in boiler cupboard with plumbing for a washing machine, down lighters, a smoke alarm, a video entry phone system, a central heating radiator and laminate flooring.

LOUNGE AREA

7.01m x 3.84m (23'0" x 12'7")

This has aluminium framed double glazed patio doors which lead onto a Juliette style balcony, a central ceiling light, a central heating radiator, a continuation of the laminate flooring and opens into the kitchen.

KITCHEN AREA

Fitted with a range of contemporary base units finished with a complementary splash back and work surface which incorporates a single bowl stainless steel sink unit with mixer tap and a ceramic hob with a glass splash back and extractor hood over. There is an integrated eye level oven, an integrated fridge, a central heating radiator, down lighters to the ceiling and a continuation of the laminate flooring.

BEDROOM 1

3.53 x 3.05 (11'7" x 10'0")

A rear facing double bedroom having two double glazed windows, a central ceiling light, two central heating radiators, built-in wardrobes with glass sliding doors and a door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a white suite that comprises of a double shower enclosure with a mains plumbed shower, low flush wc and a wall mounted wash hand basin. There is tiling to the walls, coordinating ceramic tiled flooring, down lighters, a chrome ladder style towel rail/radiator and a double glazed window.

BEDROOM 2

4.01 x 2.87 (13'2" x 9'5")

A front facing double bedroom with sliding patio doors opening onto a Juliette style balcony, a central ceiling light, a central heating radiator and built-in wardrobes.

BATHROOM

Fitted with a three piece white suite that comprises of a panelled bath with a mains plumbed shower including a glass screen, a low flush wc and a wall mounted wash basin. There is tiling to the walls, coordinating floor tiles, a chrome ladder style towel rail/radiator, down lighters and an extractor fan.

OUTSIDE

The property sits within its own communal gardens. There is an electric gated arch which provides access to the allocated car parking.

HOW TO GET THERE

From the agents Doncaster office leave the Town Centre along Bennetthorpe and continue for approx. 0.5 miles. At the roundabout take the 2nd exit onto Bawtry Road A638 and continue for approx 0.9 miles then turn left onto Cantley Lane B1396 and continue for approx. 0.8 miles. At the roundabout take the 2nd exit to stay on Cantley Lane B1396 and continue for approx. 2.8 miles then turn right onto Hurst Lane where the property can be identified by our Agents For Sale board.

AGENTS NOTES:

TENURE - LEASEHOLD. The owner has informed us the property is Leasehold. The lease term is 125 years from 2008. Ground Rent £300 pa and Service Charge approx. £1,650 pa.

SERVICES - All mains services are connected.

DOUBLE GLAZING - Aluminium framed double glazing, were stated. Age of units various.

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

COUNCIL TAX - Band B.

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, 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

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.

