

# horton knights of doncaster

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**36 Lancaster Court, Auckley, Doncaster, DN9 3PZ**



**\*\*\* OWNER OCCUPIERS ONLY \*\*\* Please speak to agent for further information.**

This 2 bedroom apartment offers spacious well planned modern living in this very desirable area with good access to amenities and the motorway networks. The property has a gas radiator central heating system fitted with a combination type boiler, PVC double glazing and comprises: Entrance via a security entrance door, a private entrance hall, large open planned lounge and dining room, well appointed kitchen, 2 good sized bedrooms and a modern white bathroom with shower. Outside there is allocated car parking, communal gardens, local parkland and countryside walks. No chain, viewing is highly recommended.

**Asking Price £75,995**

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

## ACCOMMODATION

A communal entrance door with security entrance system leads into the building's entrance hall, with stairs leading up to the apartment.

## ENTRANCE HALL

A door gives access into the private entrance hall, access point into the loft space, smoke alarm, a central heating radiator, a door into a deep cloaks cupboard and doors leading to the principle rooms.

## OPEN PLANNED LOUNGE & DINING ROOM

4.83m x 4.01m (15'10" x 13'2")

A large room, having a double panel central heating radiator, central ceiling light, smoke alarm and a pvc double glazed window. A broad opening leads into a modern fitted kitchen.

## FITTED KITCHEN

3.91m x 2.13m (12'10" x 7'0")

This is fitted with range of modern high and low level units finished with a roll edge work surface, four ring gas hob with stainless steel chimney style extractor hood above and integrated oven beneath. There is plumbing for an automatic washing machine, room for a tall fridge freezer, vinyl floor covering, pvc double glazed window and to one corner there is the gas fired boiler which supplies the domestic hot water and central heating system.

## BEDROOM 1

4.27m x 3.05m (14'0" x 10'0")

A large double bedroom with a pvc double glazed window to the rear, a central heating radiator and a central ceiling light.

## BEDROOM 2

2.95m x 2.13m (9'8" x 7'0")

A comfortable sized second bedroom, with a pvc double glazed window to the rear, central heating radiator and a central ceiling light.

## BATHROOM

Fitted with a suite panelled bath with an independent electric shower over with shower screen, pedestal wash hand basin and a low flush wc. There is tiling to the splash backs, an extractor fan, a central heating radiator, a pvc double glazed window and vinyl flooring.

## OUTSIDE

The property stands in maintained gardens, with allocated car parking space plus additional visitor parking spaces.

## AGENTS NOTES:

TENURE - LEASEHOLD. The owner has informed us the property is Leasehold. The lease term is for 125 years from the 1st of April 2007. The service charge is £559.00 p.a. Ground Rent will be a small peppercorn rent after completion.

DOUBLE GLAZING - The property is fitted with PVC double glazing, where stated.

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

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

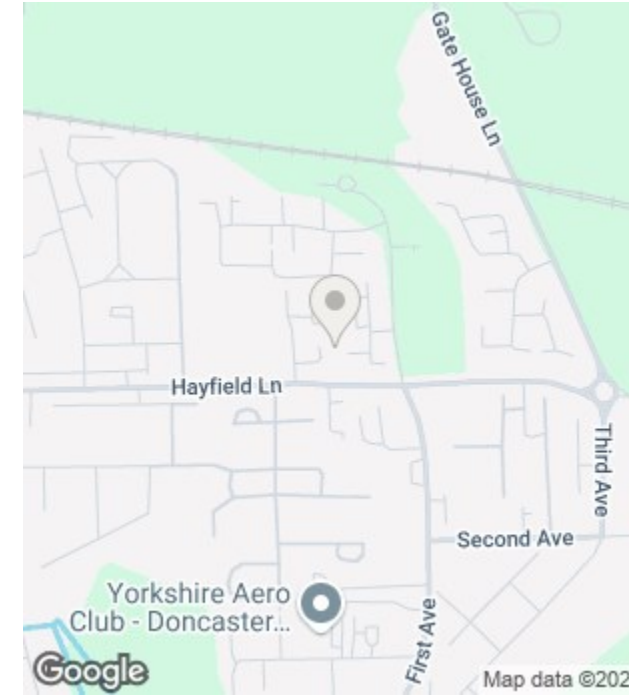
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

