

# horton knights of doncaster

29 Rhodesia Court Bawtry Road, Bessacarr, Doncaster, DN4 7AQ



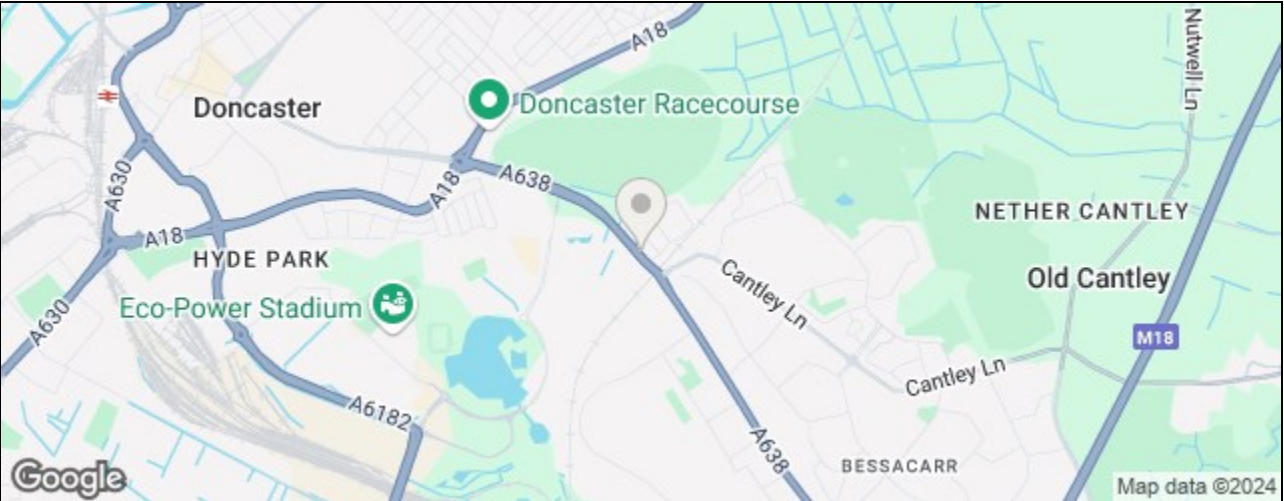
**IMMACULATELY PRESENTED 3RD FLOOR APARTMENT/ NEWLY FITTED KITCHEN/ RECENTLY REWIRED/ CLOSE TO A RANGE OF AMENITIES/ MUST BE VIEWED //**

The accommodation has been recently renovated and benefits from pvc double glazing, updated night storage and electric heating and comprises; Immaculate fitted kitchen with some integrated appliances, inner lobby, lounge, double bedroom and a superb contemporary style bathroom. The property is in ready to move into condition and may be of interest to a range of buyers in particular first time buyers/ investment purchasers. **MUST BE VIEWED TO BE APPRECIATED!**

**Offers Over £80,000**



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>70</b>
(55-68) <b>D</b>	<b>51</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



### **ACCOMMODATION**

The property is approached via a balcony which gives access to the pvc double glazed entrance door and on into the fitted kitchen.

### **KITCHEN**

3.81m x 1.91m (12'6" x 6'3")

The kitchen is immaculately fitted with a range of white wall mounted cupboards and base units with a wood style rolled edge work surface incorporating a one and a half bowl porcelain sink unit with tiled splashbacks. There is an integrated ceramic hob with brushed stainless steel electric fan assisted oven, brushed stainless steel and glass extractor hood, built in utility cupboard, wall mounted electric heater and wood style laminated flooring.

### **INNER LOBBY**

There is a built in double cupboard which houses plumbing for a washing machine and shelving for linen and has doors leading off to the remaining accommodation.

### **LOUNGE**

4.17m x 2.95m (13'8" x 9'8")

There is a large pvc double glazed window to the front elevation, decorative fire surround and wall mounted electric night storage heater.

### **DOUBLE BEDROOM**

3.78m x 2.49m (12'5" x 8'2")

A nice sized double bedroom with a pvc double glazed window to the rear and a wall mounted electric heater.

### **BATHROOM**

2.79m x 1.45m (9'2" x 4'9")

The bathroom is beautiful finished in a contemporary style with a panelled bath, wash hand basin inset to vanity unit and a low flush w/c. There is full ceramic tiling to the walls and further ceramic tiling to the floor, a wall mounted electric heated towel rail, mains plumbed shower and a pvc double glazed window to the front elevation.

### **OUTSIDE**

There is parking available at the front of the block.

### **AGENTS NOTES:**

TENURE - LEASEHOLD. The owner has informed us the property is Leasehold. The lease term is 999 years from 1966. Ground Rent £20.00 pa and Service Charge approx. £890.00 pa based upon figures for Sept' 20/Aug' 21

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

HEATING - The property has updated night storage and electric heaters.

COUNCIL TAX - This property is Band A.

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.

