

horton knights of doncaster

3 Hamilton Mews, Belle Vue, Doncaster, DN4 5DL



CENTRAL 2 BEDROOM FIRST FLOOR APARTMENT / EXCELLENT CONDITION THROUGHOUT / CLOSE TO CITY CENTRE / 1X ALLOCATED PARKING / VIEWING ESSENTIAL //

A lovely purpose built 2 bedroom first floor flat, close to the city centre and Lakeside retail and leisure facilities. It stands in attractive communal gardens, with an allocated parking space. It has a gas central heating system via a combination type boiler, pvc double glazing and briefly comprises: Main entrance hall, private 'L' shaped entrance hall, open plan living/ dining/ kitchen - the kitchen has all integrated appliances, 2 bedrooms and a contemporary styled bathroom. NO UPWARD CHAIN THEREFORE EARLY VIEWING RECOMMENDED.

Offers Over £95,000

ACCOMMODATION

An entrance door with entry-phone system gives access into the main entrance hall.

MAIN ENTRANCE HALL

With stairs to the first floor accommodation and a door giving access into a private L shaped entrance hall.

PRIVATE 'L' SHAPED HALL

This has a security entry phone system, a central heating radiator, laminate flooring, inset spotlighting to the ceiling and a deep in built utility cupboard which has plumbing for an automatic washing machine and also houses a gas fired combination type boiler which supplies the domestic hot and central heating systems. There is also a light laid on and a fuse box.

OPEN PLAN LIVING/ DINING/ KITCHEN

5.44m x 4.11m max (17'10" x 13'6" max)

This is probably better demonstrated by the floorplan and photographs. It is a large open plan contemporary styled living space, the lounge area itself has two pvc double glazed windows, two central heating radiators, modern laminate flooring, a central ceiling pendant light and television, phone points etc.

Kitchen, the kitchen is fitted with a range of high and low level units including a peninsula style breakfast bar, composite sink inset with contemporary style mixer tap, integrated appliances include a four ring ceramic hob, extractor hood, integrated oven, fridge/freezer and dishwasher. There is inset spotlighting to the ceiling and a continuation of the laminate flooring.

BEDROOM 1

3.51m x 2.59m (11'6" x 8'6")

A front facing double bedroom having two pvc double glazed windows to the front, two central heating radiators, laminate flooring and a central ceiling pendant light.

BEDROOM 2

2.84m max x 2.59m max (9'4" max x 8'6" max)

An 'L' shaped room, measurements taken at the widest points, it has a pvc double glazed window to the front, a central heating radiator and a central ceiling pendant light.

BATHROOM

Fitted with a modern three piece white suite comprising of a panelled bath with glazed shower screen over, floating wash hand basin and a low flush w/c. There is tiling to the walls with feature tiling, a contemporary style towel rail/ radiator, a pvc double glazed window and inset spotlighting to the ceiling.

OUTSIDE

The property sits within a communal garden area, there is a arch which leads to allocated car parking space.

AGENTS NOTES:

TENURE - LEASEHOLD. Lease term is 125 years from 2005 (106 years remaining). Ground Rent is £100.00 per annum and Service Charge is £81.00 per month.

DOUBLE GLAZING - PVC double glazing. Age - unknown

HEATING - Gas radiator central heating system. Age - unknown

COUNCIL TAX - This property is Band A.

BROADBAND - Superfast broadband is available with download speeds of up to 55 mbps and upload speeds of up to 16 mbps.

MOBILE COVERAGE - Coverage is available with 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

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	80
(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	

