

# horton knights of doncaster

18 Sheraton Court Armthorpe Road, Wheatley Hills, Doncaster, DN2 5DN

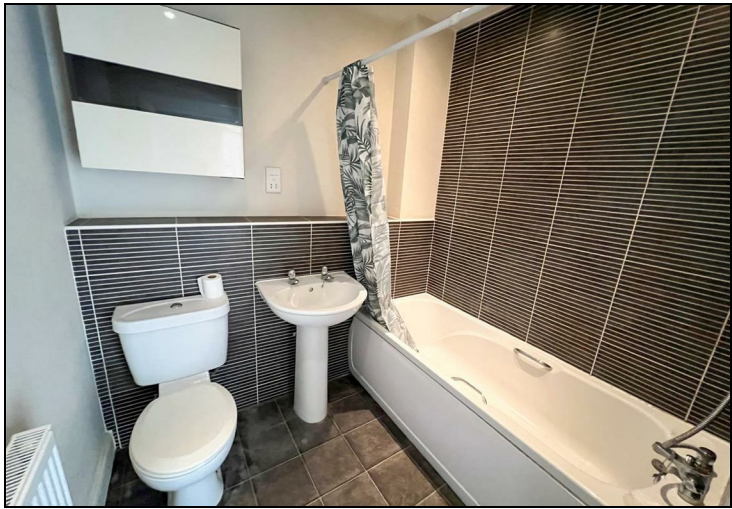


**SECOND FLOOR APARTMENT / FITTED KITCHEN WITH INTEGRATED APPLIANCES / ALLOCATED AND VISITOR PARKING / PERFECT FOR FIRST TIME BUYERS OR INVESTORS / ACCESS TO A WEALTH OF LOCAL AMENITIES / NO CHAIN //**

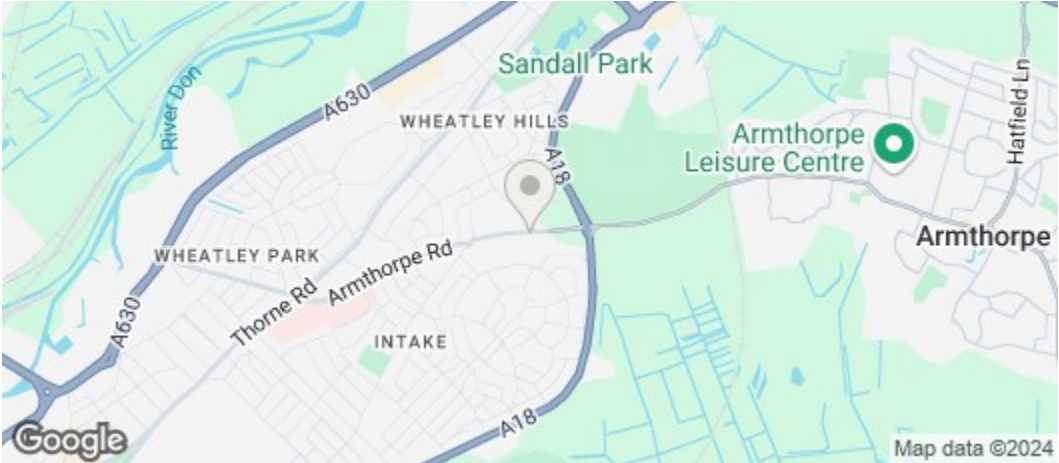
This purpose built second floor apartment offers excellent investor/ first time buyer opportunities and is set in this popular residential district with access to a wealth of local amenities. The property benefits from PVC double glazing, gas fired central heating and comprises: Communal entrance hall leading to the private entrance hall, lounge, fitted kitchen with integrated appliances, a good sized double bedroom and a bathroom with a white suite as well as allocated and visitor parking. As mentioned the property is close to local amenities including supermarkets, bus routes, Armthorpe and indeed the city centre. Offered with no onward chain and early vacant possession.

**Offers Over £78,500**

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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>			
(55-68) <b>D</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 communal entrance gives access to the private entrance hall.

### **ENTRANCE HALL**

With access to the loft space being the top floor in the block, a central heating radiator, a wired smoke alarm, 2 built in storage spaces providing really useful storage and doors leading off to the accommodation.

### **LOUNGE**

4.11m x 3.99m (13'6" x 13'1")

The lounge is a lovely sized space, it has 2 PVC double glazed French style doors leading to a Juliette style balcony, 2 central heating radiators and an opening leading to the kitchen area.

### **FITTED KITCHEN**

3.00m x 2.06m (9'10" x 6'9")

The kitchen is fitted with a range of wood style wall mounted cupboards and base units with a rolled edge work surface incorporating a 1 1/2 bowl stainless steel sink with beige coloured tiled splashbacks. There is a built in cupboard which houses the gas combination boiler as well as an integrated electric oven with a brushed stainless steel four ring gas hob and a matching brushed stainless steel extractor hood above. There is plumbing for an automatic washing machine with an appliance recess and further space for a tall fridge freezer, brushed aluminium spotlights to the ceiling, an extractor fan and a PVC double glazed window to the side elevation.

### **DOUBLE BEDROOM**

3.15m x 2.74m (10'4" x 9'0")

A good sized double bedroom with a PVC double glazed window to the front of the block and a central heating radiator.

### **BATHROOM**

Fitted with a 3 piece white suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath with a mixer tap and shower head attachment. There is tiling to the bathing and splashback areas, a central heating radiator, shaving sockets, a tile effect vinyl floor covering, spotlights and an extractor fan.

### **OUTSIDE**

Outside the property stands on communal gardens and has 1 car parking space allocated to the apartment itself as well as visitor car parking.

### **AGENTS NOTES:**

TENURE - LEASEHOLD. The lease term is 999 years from 2007. There is a service charge payable of £912.00 per annum. No ground rent payable.

DOUBLE GLAZING - PVC double glazing, age various.

HEATING - Gas central heating, age of boiler unknown.

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

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