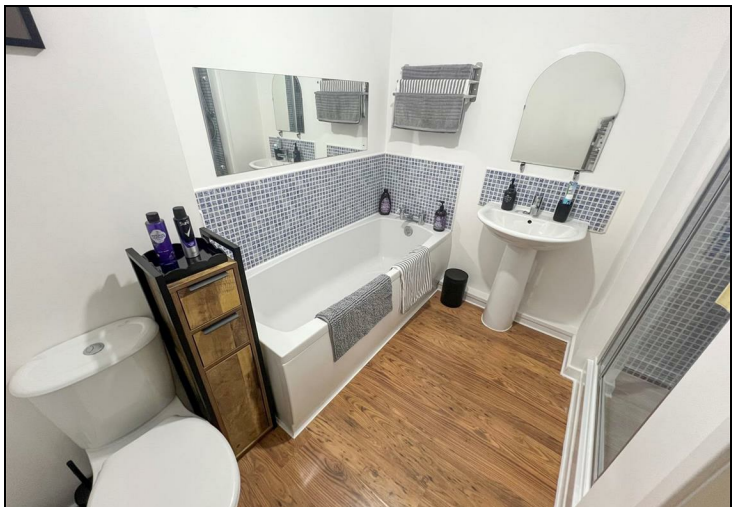


horton knights of doncaster

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46 Chelwood Court, Balby, Doncaster, DN4 8TR



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



IMMACULATE FIRST FLOOR APARTMENT/ TWO DOUBLE BEDROOMS/ BATHROOM WITH FOUR PIECE SUITE/ ALLOCATED PARKING/ WILL ATTRACT A RANGE OF BUYERS/ MUST BE VIEWED //

It has PVC double glazing and gas fired central heating via a brand new baxi combi boiler and comprises: Communal entrance hall leading to private entrance hall, open plan living dining kitchen with a range of integrated appliances, 2 excellent double bedrooms and a bathroom with a four piece white suite. Outside, the property has allocated parking and communal gardens. For first time buyers/ young professionals or even investment purchasers, this is a ready made, ready to move into property with great access to local amenities including the M18 for commuting and is offered with early vacant possession and viewing could not be more highly recommended.

Asking Price £107,500



ACCOMMODATION

A communal entrance hall with an entry system and code gives access to a private entrance door which leads into the entrance hall.

ENTRANCE HALL

With a central heating radiator, coving, a wood style laminated floor, a useful built in storage cupboard which shelving, coat hooks and laminated flooring itself and doors leading off to the remaining accommodation.

OPEN PLAN LIVING DINING KITCHEN

The living area has a PVC double glazed window to the front, 2 central heating radiators and wood style laminated flooring. The kitchen and dining area is open plan and has 2 PVC double glazed windows to the front letting in plenty of natural light, wood style wall mounted cupboards and base units with a rolled edge work surface incorporating a single bowl round stainless steel sink with a matching draining board and mixer tap. The integrated appliances on offer include: brushed stainless steel electric fan assisted oven with matching gas hob and an extractor canopy above, an integrated washing machine, dishwasher and a newly fitted gas combination boiler. There is tiling to the splashback areas and wood style laminated flooring continuing through from the lounge area.

BEDROOM 1

A really nice size double bedroom with a PVC double glazed window enjoying the view of the green over to the rear, a central heating radiator, wood style laminated flooring and a large built in double wardrobe providing ample hanging rail and shelving space.

BEDROOM 2

Another equally good size double bedrooms with a PVC double glazed window to the rear, a central heating radiator, wood style laminated flooring and again a built in wardrobe providing hanging rail and shelving space.

BATHROOM

Really smartly fitted with a four piece white suite comprising of a low flush W/C, a panelled bath, a pedestal wash hand basin and a separate shower cubicle housing a mains plumbed shower. There is tiling to the bathing, splashback and shower cubicle areas with coving to the ceiling, an extractor fan, a wall mounted heated chrome towel rail and wood style laminated flooring.

OUTSIDE

Outside, the property sits in communal gardens with an allocated parking space and a further space for visitor parking, all tucked away at the back edge of the estate.

AGENTS NOTES:

TENURE - LEASEHOLD. The lease term is 125 years from 1 January 2002. Service Charge is £102.80 per month, Ground Rent £128.00 per annum.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, age various.

HEATING - Gas radiator central heating system, age 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

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.

