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Arden Gate, Balby, Doncaster, DN4 9DP
Guide Price £60,000

Located on this popular development, a two bedroom first floor apartment with allocated car parking, a perfect first time buyers or investment opportunity..... **NO ONWARDS CHAIN!** The property has PVC double glazing and comprises: Communal entrance hall via entry phone system, lounge, fitted kitchen, two bedrooms, bathroom with a white suite and communal gardens. Popular location with good access to local amenities including shops plus access to the A1/M18 motorway network. Viewing highly recommended.

ACCOMMODATION

A communal entrance door leads to a staircase which in turn leads to the first floor accommodation where a further entrance door leads into the lounge.

LOUNGE

15'10" x 10'5" max (4.83m x 3.18m max)

This has two PVC double glazed windows to the front, a fireplace with an electric fire inset, laminate floor covering, two central ceiling lights and a door which leads into the side lobby.

KITCHEN

8'10" x 5'0" (2.69m x 1.52m)

Fitted with a range of wall and base units finished with a rolled edge work surface over which incorporates a single drainer stainless steel sink unit. There is an integrated ceramic hob with an extractor hood above and integrated oven beneath, tiling to the splashback areas, vinyl floor covering, plumbing for an automatic washing machine and room for a fridge.

SIDE LOBBY

This has doors to the bedrooms and bathroom.

BEDROOM 1

10'5" x 8'10" (3.18m x 2.69m)

A good sized double room, it has two PVC double glazed windows to the rear, a built in airing cupboard housing the hot water cylinder, further wardrobe style cupboard and an access point into the loft space.

BEDROOM 2

7'6" x 5'5" (2.29m x 1.65m)

Has a PVC double glazed window to the rear, high level cupboards, hanging rail and room for a single bed.

BATHROOM

Fitted with a suite that comprises of a panelled bath with an independent electric shower over, pedestal wash basin and low flush w/c. Finished with vinyl floor covering, tiling to the walls, extractor fan and a central ceiling light.

OUTSIDE

Outside there is allocated parking plus additional visitor parking.

AGENTS NOTES:

TENURE - LEASEHOLD. The lease term is 100 years from 1st January 1982. The annual ground rent is £25.00 and service charge is £850.00.

DOUBLE GLAZING - PVC double glazing, age various.

HEATING - Electric heating.

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, Vodafone and 02.

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

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only,

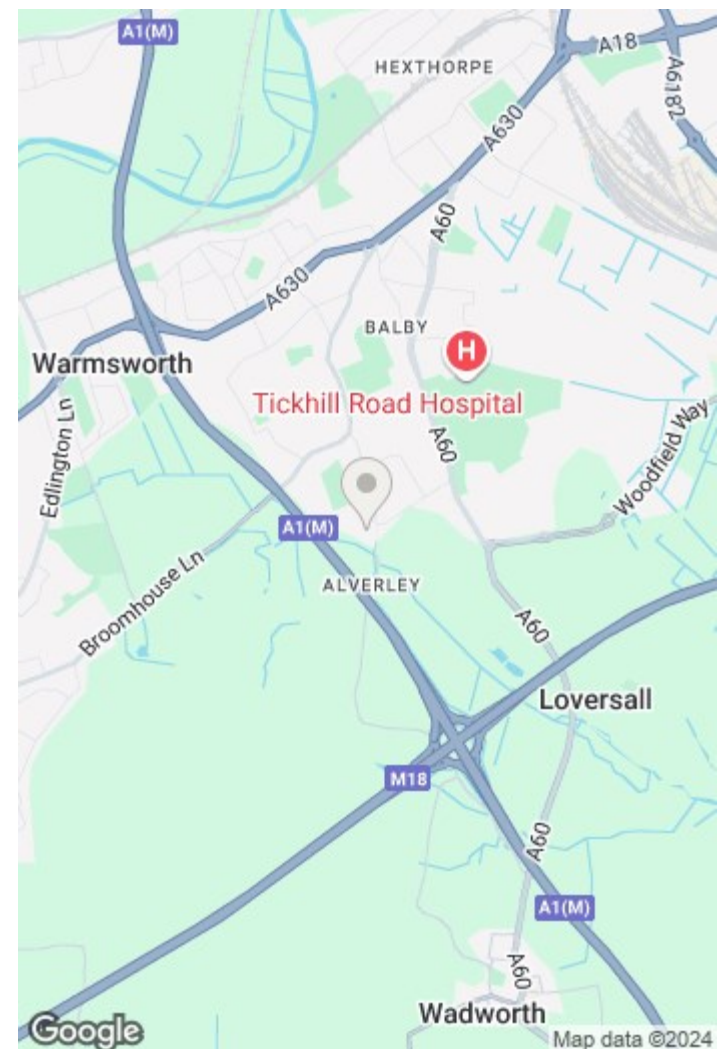
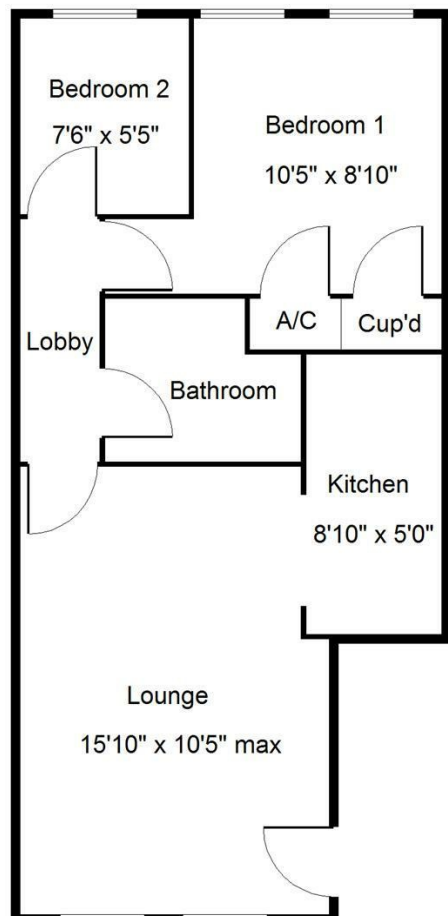
with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	80	EU Directive 2002/91/EC	51
England & Wales		England & Wales	