

horton knights of doncaster

71

71 Rosso Close, Belle Vue, Doncaster, DN4 5FS



**IMMACULATE 2 DOUBLE BEDROOM TOP FLOOR APARTMENT / JULIETTE BALCONY
OVERLOOKING BAWTRY ROAD AND THE RACECOURSE / CLOSE TO LAKESIDE AND CITY
CENTRE / ALLOCATED PARKING & VISITOR PARKING / NO CHAIN VIEWING ESSENTIAL //**

Gas radiator central heating system via a combi boiler, pvc double glazing and briefly comprises; Communal entrance lobby into a hall with stairs up to the first floor, inner lobby to a private long 'L' shaped entrance hallway, a large open plan living/ dining/ kitchen, fitted with integrated appliances, two large double bedrooms and a bathroom with a shower. Outside there are communal gardens, these are maintained, there is an allocated parking space with additional and further visitor parking space as well. Fantastic central location close to Lakeside leisure and retail complex, Doncaster City Centre and Doncaster Racecourse.



ACCOMMODATION

A substantial panelled entrance door gives access into the main building, where there is an entrance vestibule.

ENTRANCE VESTIBULE

The postboxes are located at this point and there is an interior door giving access to the staircase.

ENTRANCE HALL

This continues and rises up to the first floor into a small lobby, where there is access to the apartment.

PRIVATE HALL

A large 'L' shaped hall, entry phone system, central ceiling lights, built in cloaks cupboard and further deeper storage cupboard alongside. There is a central heating radiator and a door leading into an open plan living/ dining/ kitchen.

OPEN PLAN LIVING/ DINING KITCHEN

5.64m x 5.23m max (18'6" x 17'2" max)

This is probably better demonstrated by the floorplan and photographs, it is a bright open plan living space with two pvc double glazed double doors opening onto a Juliette and gives an outlook towards Bawtry Road, and the Leger Racecourse.

The kitchen area is smartly fitted with a range of contemporary high gloss units and a contrasting work surface over. There is a single drainer stainless steel sink unit, a host of integrated appliances to include a four ring gas hob with a glass splashback, an extractor hood, a single electric oven, a fridge/ freezer, dishwasher, and a washing machine. Finished with a vinyl floor covering, whilst the living areas are finished with fitted carpet.

BEDROOM 1

3.25m max x 3.02m (10'8" max x 9'11")

A large double bedroom, having a pvc double glazed window to the front, a central heating radiator, and a central ceiling light.

BEDROOM 2

4.29m x 3.20m max (14'1" x 10'6" max)

Has a pvc double glazed window to the front, a central heating radiator and a central ceiling light.

BATHROOM

All smartly fitted with a modern white suite that comprises of a panelled bath with a mixer shower over and includes a shower screen, wash hand basin and a low flush w/c. There is a vinyl floor covering, a central heating radiator, a central ceiling light, and an extractor fan.

GARDENS

The property sits in maintained gardens with an allocated car parking space, plus additional visitor parking etc. There are bicycle and bin storage areas for each block of apartments.

AGENTS NOTES:

TENURE - LEASEHOLD. Terms of lease 999 yrs from 2017, Ground Rent £125 per annum. Maintenance Fee £516.50 paid twice per annum (£1033 in total). To Be Confirmed

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age of units 2017

HEATING - Gas radiator central heating. Age of boiler 2017.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 100 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

