

# horton knights of doncaster

5 Castlegate Church Street, Conisbrough, Doncaster, DN12 3HP



**BEAUTIFULLY POSITIONED** in a **QUIET BACKWATER**, a 2 bedroom **FIRST FLOOR** apartment with **ELECTRIC GATED PARKING**... **NO ONWARDS CHAIN, MUST BE VIEWED!**

This apartment offers spacious living in a lovely position in the heart of the town. The property has electric heating, pvc double glazing and briefly comprises; Communal entrance into a large 'L' shaped private entrance hall, lovely open plan living/ dining/ kitchen, the kitchen is fully fitted and has a host of integrated appliances included, 2 good sized bedrooms and a modern white bathroom with shower. Outside there is electric gated allocated private parking. Close to amenities within Conisbrough town including a good variety of local shops, supermarkets and eateries etc. Easy access to the A1/M18 and nearby cities of Sheffield, Rotherham etc.

**Offers Over £105,000**



## ACCOMMODATION

A substantial entrance door gives access into the apartment block, a staircase continues up to the first floor, where a further door leads into a private entrance hall.

## ENTRANCE HALL

This is an 'L' shaped hallway, it has a slimline electric panel heater, luxury vinyl tiled style flooring, a tall built in cupboard which houses a pressurised hot water cylinder, a second cupboard offers additional storage etc. The hall continues round and leads into an open plan L shaped living/ dining/ kitchen.

## OPEN PLAN LIVING/ DINING/ KITCHEN

6.71m max x 4.83m max (22'0" max x 15'10" max )

This has two pvc double glazed windows to the front, further pvc double glazed window to the rear, two slimline panel heaters and inset spotlighting to the ceiling. Within the kitchen area there is a good range of fitted cabinets finished with a beech coloured cabinet door, a contrasting roll edge work surface and a tiled splashback. There is a four ring ceramic hob, integrated oven, extractor hood, a single drainer stainless steel sink unit, integrated fridge/ freezer, integrated dishwasher and integrated washer/dryer.

## BEDROOM 1

3.61m x 3.58m (11'10" x 11'9")

A large double room, it has two pvc double glazed windows to the front, slimline panel heater and a central ceiling light.

## BEDROOM 2

3.05m x 2.44m (10'0" x 8'0")

A comfortable second bedroom, it has a pvc double glazed window to the front, a slimline panel heater and a central ceiling light.

## HOUSE BATHROOM

Fitted with a white suite that comprises of a panelled bath with shower over including a glazed shower screen, pedestal wash hand basin and a low flush w/c. There is a heated towel rail/ radiator, a pvc double glazed window, extractor fan and a central ceiling light.

## OUTSIDE

The front is approached via an electric gated entrance which leads to an allocated car parking space. There are communal gardens, all nicely maintained with walling, fencing and hedging to the perimeters.

## AGENTS NOTES:

**TENURE - LEASEHOLD.** The owner has informed us the property is Leasehold. The lease term is 125 years from the 8th of February 2008. Ground Rent is £300.00 pa and Service Charge £700.00 pa - both payable in 2 half's on the 1st of January and 1st of July.

**DOUBLE GLAZING - PVC** double glazing, where stated. Age of units various.

**HEATING -** The property is fitted with slimline panel heaters where described.

**COUNCIL TAX -** Band A.

**BROADBAND -** Superfast broadband is available with download speeds of up to 80 mbps and upload speeds of up to 20 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)

**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.

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