

sales  
lettings  
and service

horton knights of doncaster



Windermere Drive, Lakeside, Doncaster, DN4 5PZ  
£700 PCM

**CONTEMPORARY STYLED GROUND FLOOR APARTMENT / BEAUTIFUL LAKESIDE SETTING / MODERN FITTINGS THROUGHOUT / ALLOCATED PARKING SPACE WITH VISITOR PARKING / CLOSE TO CITY CENTRE / VIEWING RECOMMENDED //**

This attractive ground floor apartment sits on the ever popular Lakeside development, with all amenities on hand including Lakeside walks, plus easy access to Doncaster town and the motorway networks via the M18. The property affords a very stylish and modern look. It has electric slimline panel heaters, PVC double glazing and a secure entry system. In brief it comprises; Communal entrance hall to a private front door with entry phone system, beautiful open plan living/ dining/ kitchen with integrated cooking appliances, double bedroom with built in wardrobes and a modern white bathroom. Outside the gardens are all maintained, leaving you free to enjoy the weekend. There is a personal parking space, plus additional visitor spaces for when your friends come over. **EARLY VIEWING ESSENTIAL.**

**ACCOMMODATION**

A double glazed entrance door with an entry phone system leads into the communal hall which in turn leads to a private front entrance door.

**OPEN PLAN LIVING ROOM**

**12'10" x 9'4" (3.91m x 2.84m)**

This has two pvc double glazed windows that give an outlook to the front, two slimline electric panel heaters, a central ceiling light, vinyl floor covering and opens into the kitchen area.

**FITTED KITCHEN**

**16'1" max x 7'0" (4.90m max x 2.13m)**

This is fitted with a range of modern high and low level units finished with a white high gloss cabinet door, a contrasting roll edge worksurface that incorporates a four ring ceramic hob with stainless steel splashback, an extractor hood above and an integrated oven. There is single drainer stainless steel sink, plumbing for a washing machine, dishwasher, and room for a tall fridge freezer. A tall built in cylinder cupboard houses the hot water cylinder which supplies the domestic hot water.

**DOUBLE BEDROOM**

**11'2" x 8'3" (3.40m x 2.51m)**

A front facing double bedroom, it has two pvc double glazed windows, a slimline panel heater, fitted wardrobes and a central ceiling light.

**MODERN BATHROOM**

Fitted with a modern three piece suite that comprises of a panelled bath with tiled splashbacks, pedestal wash hand basin and a low flush wc. There is a

shower mixer tap, a contemporary style towel rail/ radiator, vinyl floor covering, a central ceiling light, an extractor fan plus a tall built in cupboard.

**OUTSIDE**

The property stands on attractive maintained gardens, there is an allocated car parking space, plus additional visitor spaces.

**AGENTS NOTES:**

AGENTS NOTES - AVAILABLE FROM THE 23RD OF OCTOBER subject to satisfactory referencing.

**DOUBLE GLAZING** - The property is fitted with PVC double glazing.

**HEATING** - The property has electric slimline heaters.

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

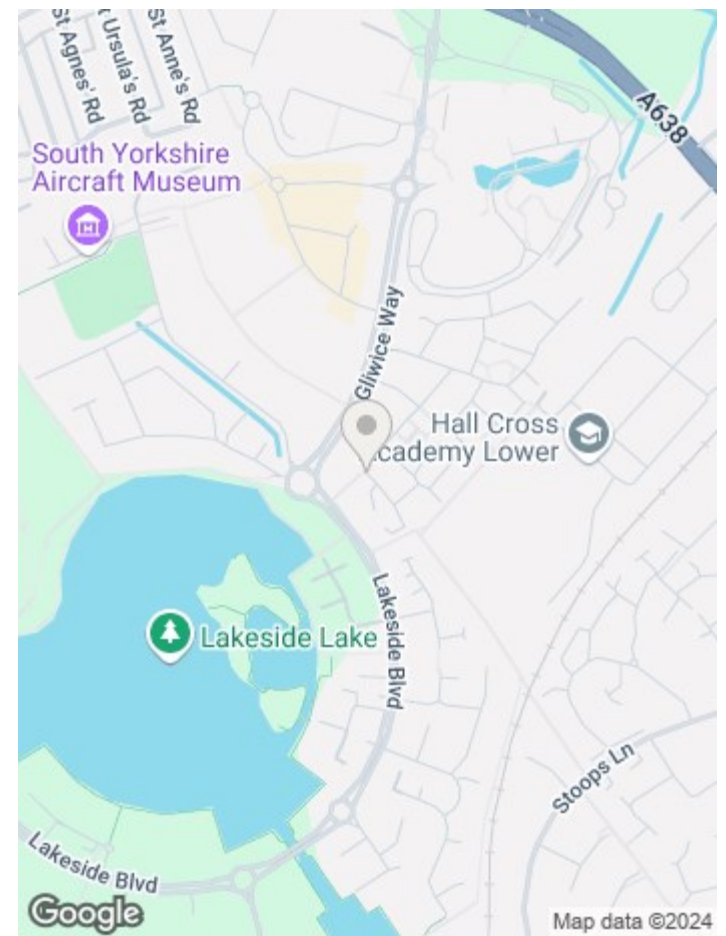
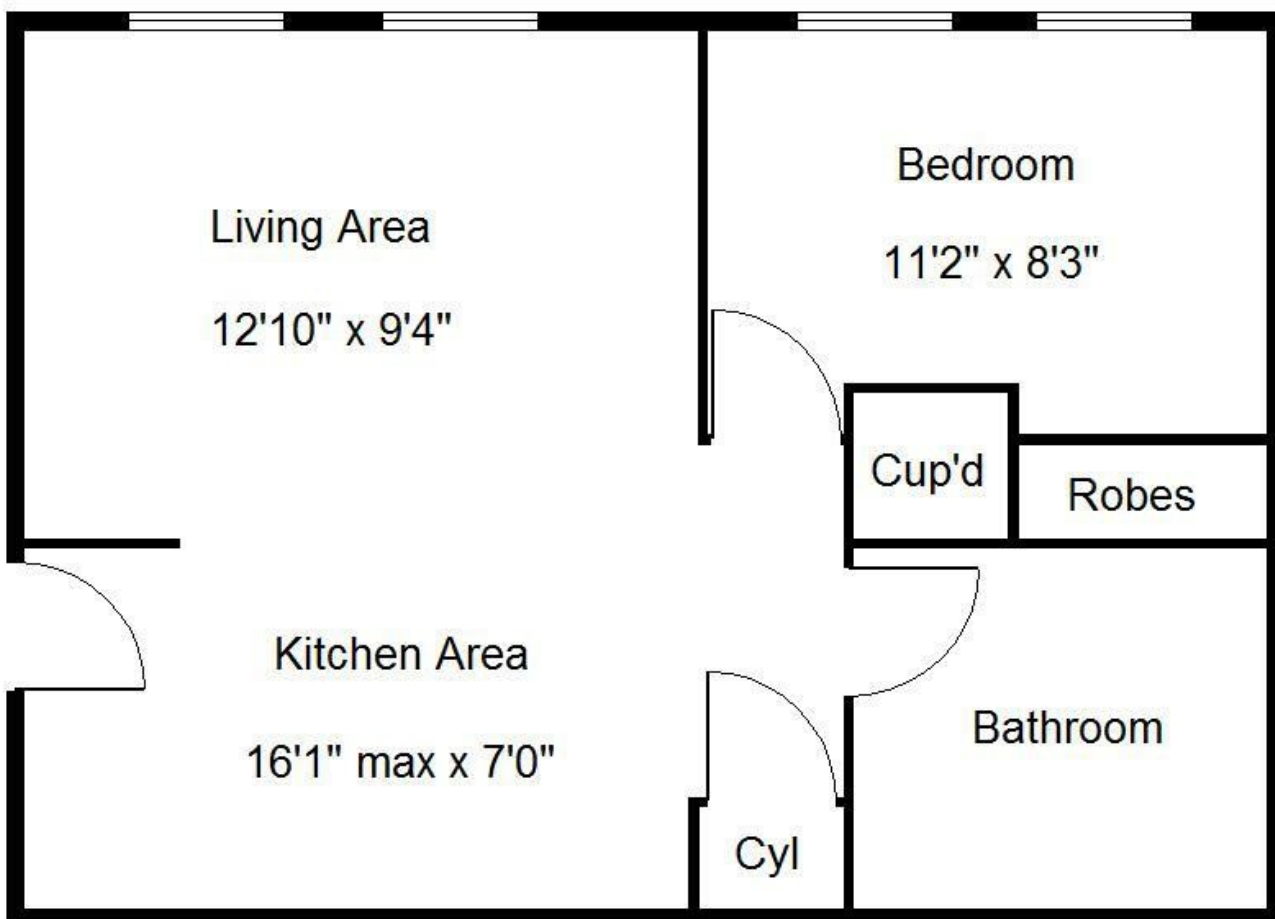
**MEASUREMENTS** - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

**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 letting the property please feel free to call.

**OPENING HOURS** - Monday - Friday 9:00 - 5:30

Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

**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) <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		
	73	80
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC	