

horton knights of doncaster

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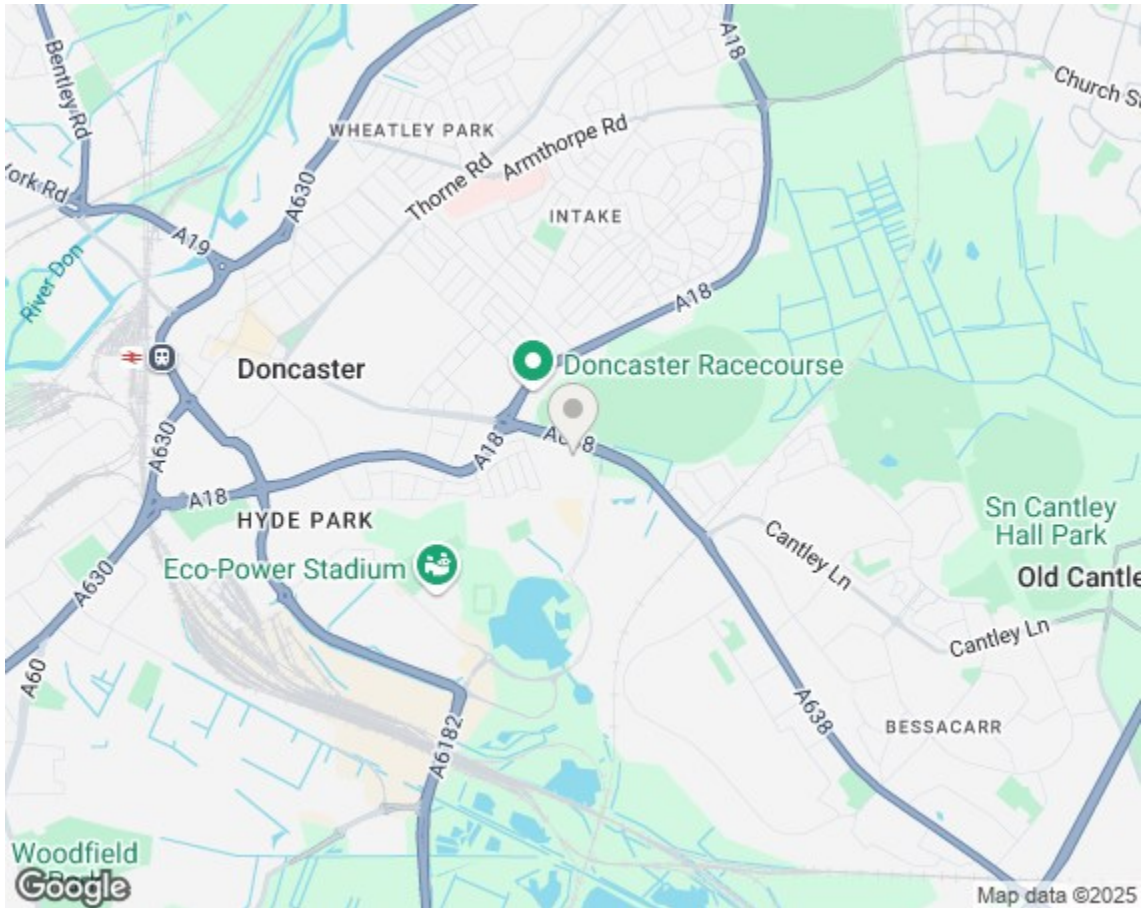
35 Rosso Close, Belle Vue, Doncaster, DN4 5FS



Situated closeby to a range of local amenities, a one bedroom ground floor apartment... offered with NO ONWARDS CHAIN.

Situated on the ground floor, this well proportioned apartment will appeal to a range of buyers. It benefits from gas central heating via a combi boiler, PVC double glazing and comprises: Entrance hall, open plan living kitchen with integrated appliances, a double bedroom and a bathroom with a white suite. Outside, it has allocated parking and communal gardens plus visitor parking. Situated where it gives it great access to local amenities including supermarkets, main roads into Doncaster City Centre and many more beyond. Offered with early vacant possession and no onwards chain, viewing is highly recommended.

Offers Around £110,000



ACCOMMODATION

A communal entrance hall gives access to the entrance door which leads into the apartment's private entrance hall.

ENTRANCE HALL

With a single panel radiator, a telephone entry system, a large walk in storage cupboard and doors leading off to the remaining accommodation.

OPEN PLAN LIVING DINING KITCHEN

5.64m x 4.27m (18'6" x 14'0")

The living area has a PVC double glazed window to the front and 2 single panel central heating radiators.

The kitchen area is fitted with a range of white high gloss wall mounted cupboards and base units with a rolled edge work surface incorporating a single bowl stainless steel sink. There is an integrated electric fan assisted oven with a matching brushed stainless steel gas hob, splashback and an extractor hood above. With appliance recesses suitable for a washing machine and potentially a dishwasher, a cupboard housing the gas central heating boiler and a PVC double glazed window to the side, an extractor fan and a tile effect vinyl floor covering.

BEDROOM

3.40m x 2.90m (11'2" x 9'6")

A double bedroom, this has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

BATHROOM

Fitted with a three piece white suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath with a shower screen and a mains plumbed shower. There is tiling to the bathing and splashback areas, a heavy duty vinyl floor covering, a central heating radiator and an extractor fan.

OUTSIDE

The property stands on communal gardens and has its own allocated car parking space as well as ample visitor parking spots.

AGENTS NOTES:

TENURE - LEASEHOLD. Details TBC.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating. Age of boiler TBC

COUNCIL TAX - Band A.

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

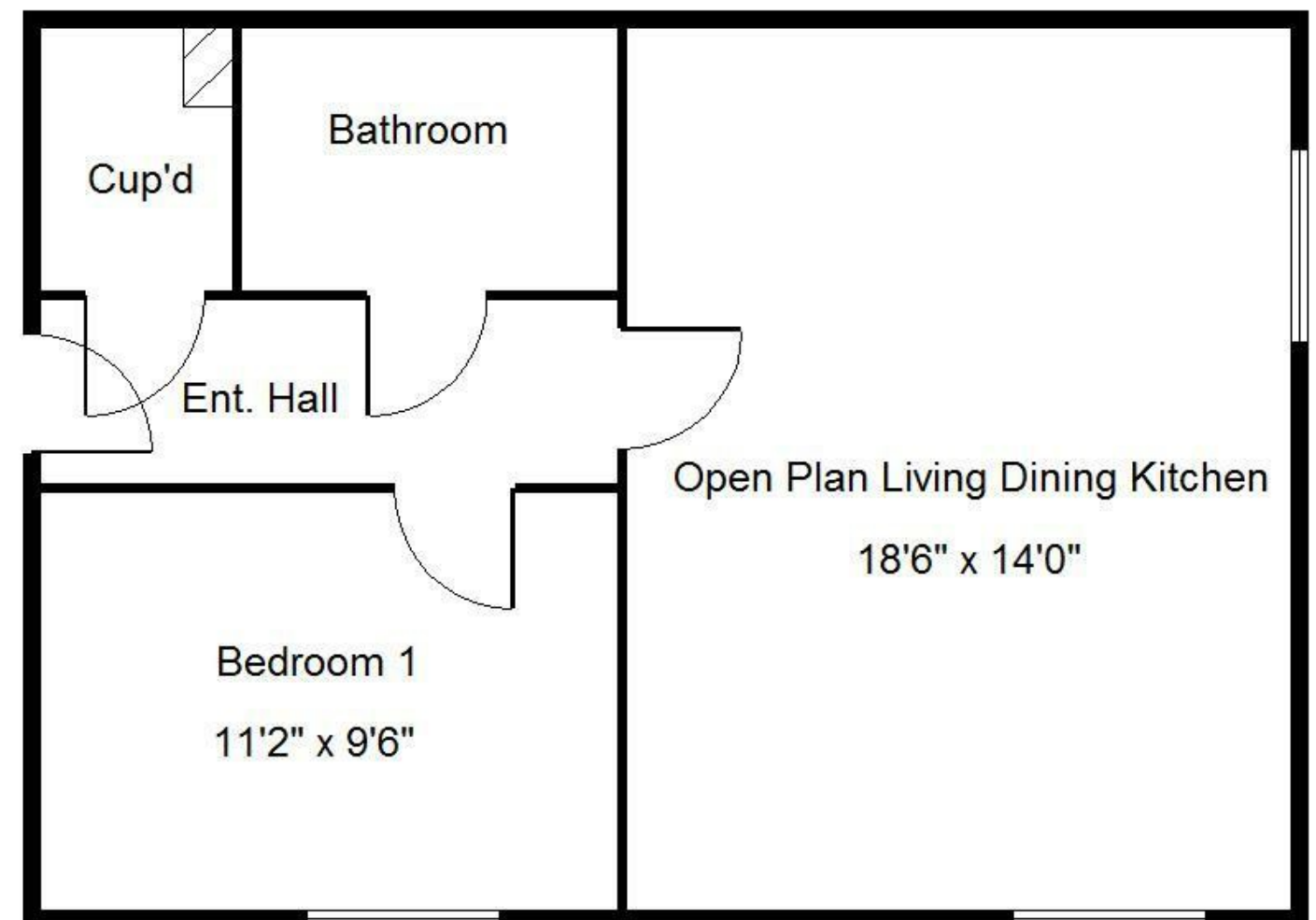
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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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	



Ground Floor