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Lakeside Boulevard, Lakeside, Doncaster, DN4 5PL
Guide Price £150,000 - £160,000

BEAUTIFUL LAKESIDE APARTMENT / YES IT'S STILL GOT VIEWS OF THE LAKE / 2 LARGE DOUBLE BEDROOMS / SPACIOUS OPEN PLAN LIVING DINING ROOM WITH A BALCONY / MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES / GORGEOUS CONTEMPORARY BATHROOM / 2 PARKING SPACES / FANTASTIC LOCATION WITH ACCESS TO LAKESIDE AMENITIES / VIEWING A MUST //

Located on this beautiful Lakeside development, and with views of the lake, this large, very well presented 2 double bedroom apartment offers attractive, ready to move into living. It has a gas radiator central heating system via a recent Weissman combination type boiler, PVC double glazing and briefly comprises: Communal entrance hall with lift/ stairs to the second floor, large private entrance hall with deep storage cupboard, spacious open plan living dining room with balcony overlooking the lake, modern fitted kitchen with integrated appliances, 2 large double bedrooms and a beautiful contemporary bathroom. Outside are attractive landscaped gardens and 2 allocated parking spaces. With access to a range of amenities within Lakeside retail and leisure complex. VIEWING IS RECOMMENDED.

ACCOMMODATION

An entryphone system gives access to a large communal entrance hall. From here there is a lift/ or stairs to the second floor.

ENTRANCE HALL

A substantial timber entrance door leads into a long entrance hall. This is all smartly finished with a modern laminate floor covering, there is coving to the ceiling, a ceiling light, a deep built in storage cupboard with a coat rail and hanging. Smoke alarm and double doors which lead into a beautiful open plan living/ dining area.

OPEN PLAN LIVING DINING ROOM

24'2" x 13'0" (7.37m x 3.96m)

This is a good sized open plan room, it has a set of PVC double glazed patio doors which gives an outlook towards the Lake and leads out onto a balcony - one of the few remaining properties to retain it's lakeside view. It is finished with modern laminate flooring throughout, there are 2 central heating radiators, 3 central ceiling lights, coving and a door which leads through into a beautifully fitted kitchen.

FITTED KITCHEN

11'4" x 8'0" (3.45m x 2.44m)

Finished with a range of modern high and low level units finished with a grey cabinet door and a contrasting rolled edge work surface incorporating a four ring gas hob with an integrated oven beneath and a cooker hood. There is a porcelain sink with a mixer tap, a recess for a washing machine/ tumble dryer etc, space for a tall fridge freezer, a double panel central heating radiator, laminate flooring, a PVC double glazed window, inset spotlighting to the ceiling and a deep cupboard which houses a Weissman gas fired combination type boiler which supplies the domestic hot water and central heating systems.

BEDROOM 1

13'1" x 12'0" (3.99m x 3.66m)

A very large double bedroom, this has a PVC double glazed window with an outlook to the rear, a smart range of fitted wardrobes concealing hanging rail and storage, a central heating radiator and a central ceiling light.

BEDROOM 2

12'0" x 8'2" (3.66m x 2.49m)

A good sized second double bedroom, it has a PVC double glazed window with an outlook to the rear, a central heating radiator and a central ceiling light.

CONTEMPORARY BATHROOM

This has all been remodelled to a high standard, and includes a white suite comprising of a panelled bath with a mains plumbed shower over including a rainfall style shower head and a glazed shower screen, a floating wash hand basin set onto a vanity top and a low flush W/C. There is modern tiling, matching bathroom furniture, a contemporary style radiator, a PVC double glazed window, inset spotlighting to the ceiling, an extractor fan and a display cabinet with a glazed mirror.

OUTSIDE

The property stands on attractive maintained communal gardens, to the rear there is allocated parking for 2 vehicles and a bin store.

AGENTS NOTES:

TENURE - LEASEHOLD. Terms of lease to be confirmed.

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 approx. 5 years.

COUNCIL TAX - Band C.

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.

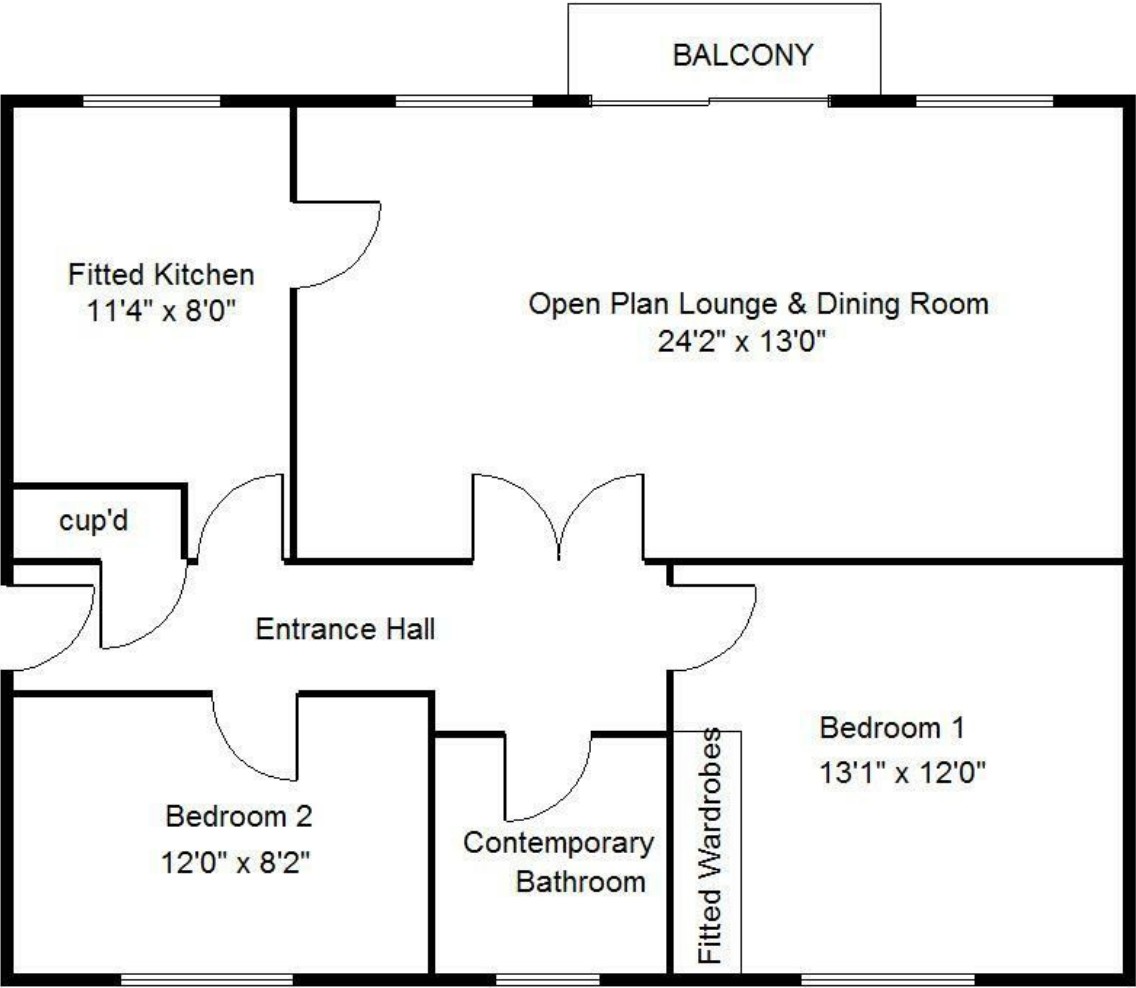
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OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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(92 plus) A		
(81-91) B	79	82
(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	