

horton knights of doncaster

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Jenkinson Grove, Armthorpe, Doncaster, DN3 2FH
Offers Over £70,000

PRISTINE TWO BEDROOM THIRD FLOOR APARTMENT / FULLY FITTED KITCHEN / EN-SUITE TO MAIN BEDROOM / FANTASTIC OUTLOOK FROM LOUNGE / ALLOCATED CAR PARKING / PERFECT INVESTMENT PROPERTY / WELL PROPORTIONED LIVING / CHAIN FREE! //

An early viewing is recommended on this beautiful third floor apartment. Priced to attract cash buyer investors. The accommodation on offer benefits from pvc double glazing, electric heating, and briefly comprises: Private entrance hall, lounge with feature bay window with beautiful views, fitted kitchen with integrated appliances and fridge freezer, main bedroom with a modern en-suite shower room off, further good sized second bedroom and an attractive white bathroom. Allocated parking space plus additional visitor parking. Situated in Armthorpe, it has great access to a wealth of local amenities including shops, supermarkets plus easy access to the M18 and motorway network.

ACCOMMODATION

A communal entrance hall with heavy timber fire door gives access to a private entrance hall.

ENTRANCE HALL

There is a useful built in storage cupboard housing a hot water cylinder, an electric heater and doors leading off to the remaining accommodation.

LOUNGE

17'4" x 12'5" (5.28m x 3.78m)

The lounge is a lovely size and has a bay style window to the rear with 3 separate pvc double glazed windows enjoying the wonderful views beyond the estate. There are two electric heaters and a central ceiling light.

KITCHEN

11'5" x 6'7" (3.48m x 2.01m)

The kitchen is fitted with an attractive range of wood style wall mounted cupboards and base units with a granite style rolled edge work surface incorporating a single bowl stainless steel sink with tiled splashbacks. Integrated appliances include an electric oven with brushed stainless steel four ring gas hob and extractor hood above, plus integrated fridge/freezer and plumbing for an automatic washing machine with appliance recess. There is a double glazed window to the front, tiled effect floor covering and a wall mounted electric heater.

BEDROOM 1

12'1" x 11'11" (3.68m x 3.63m)

Situated at the rear of the apartment, there is a pvc double glazed window once again enjoying the views to the rear, an electric heater and door leading to an en suite shower room.

EN SUITE SHOWER ROOM

Fitted with a three piece white suite comprising of a low flush w/c, pedestal wash hand basin and a shower cubicle housing a mains plumbed shower. There is wood effect laminated flooring, tiled splashbacks, an extractor fan, shaving point and electric convection heater.

BEDROOM 2

11'5" x 9'5" (3.48m x 2.87m)

Having a pvc double glazed window to the front and an electric heater.

BATHROOM

Fitted with a three piece white suite comprising of a low flush w/c, pedestal wash hand basin and a panelled bath. There is a grey covering to the splashback area with a grey wood effect flooring, shaving point and an extractor fan.

OUTSIDE

The apartment has an allocated car parking space.

AGENTS NOTES:

TENURE - LEASEHOLD. The owner has informed us the property is Leasehold. The lease term is 155 years from 2004 (136 years remaining). Ground Rent £140.00 per annum. Service Charge £1,300.00 per annum.

DOUBLE GLAZING - The property is fitted with PVC double glazing, where stated.

HEATING - The property is fitted with electric heaters throughout.

COUNCIL TAX - This property is Band A.

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

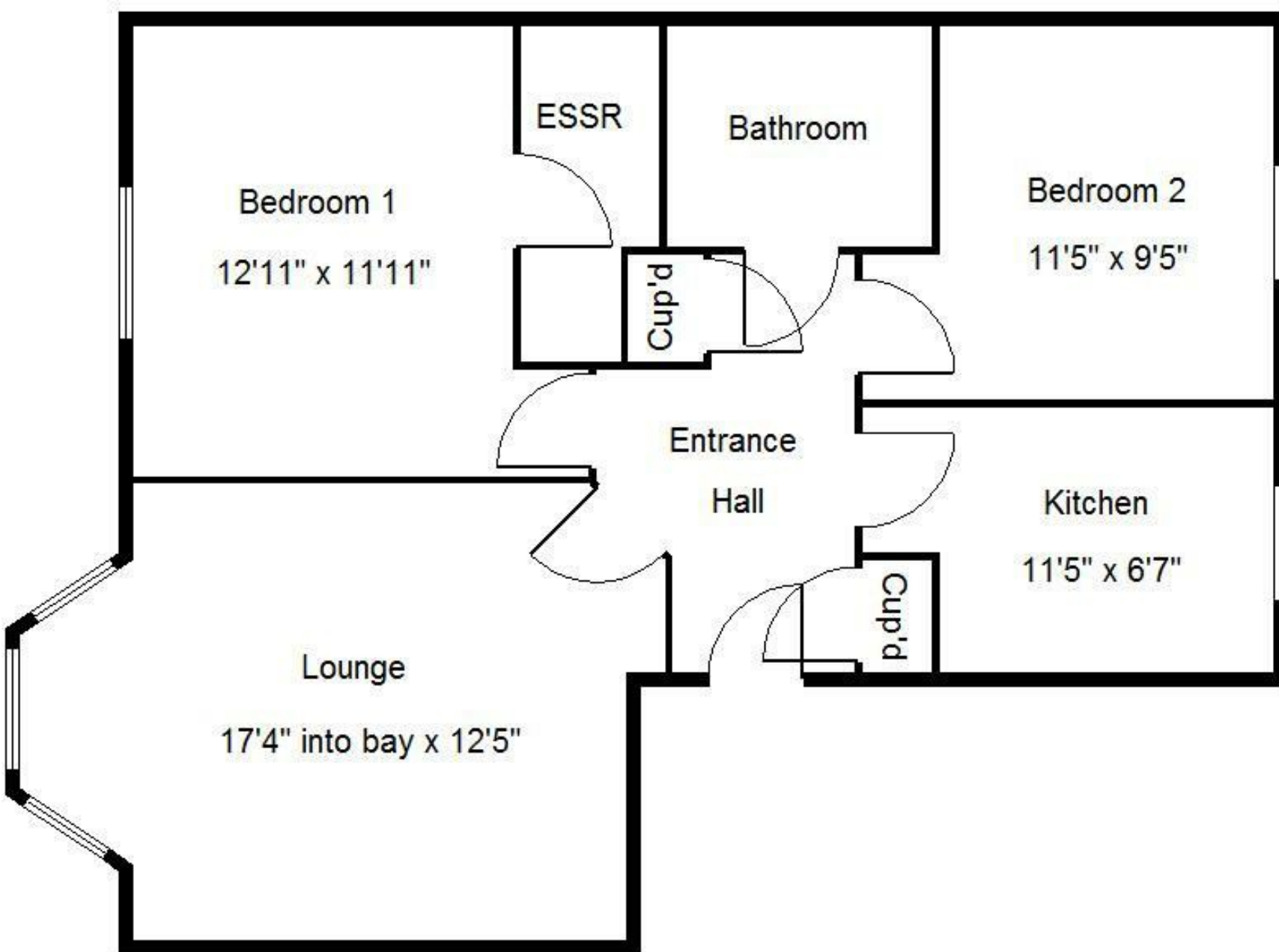
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	80
England & Wales		EU Directive 2002/91/EC	