

# horton knights of doncaster

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20 Sargeson Road, Armthorpe, Doncaster, DN3 2FG

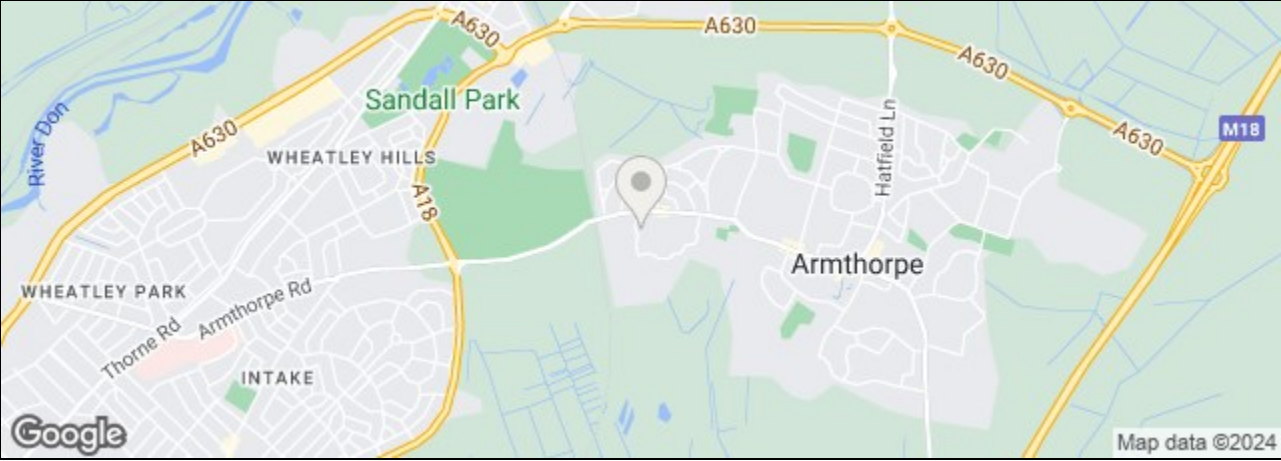
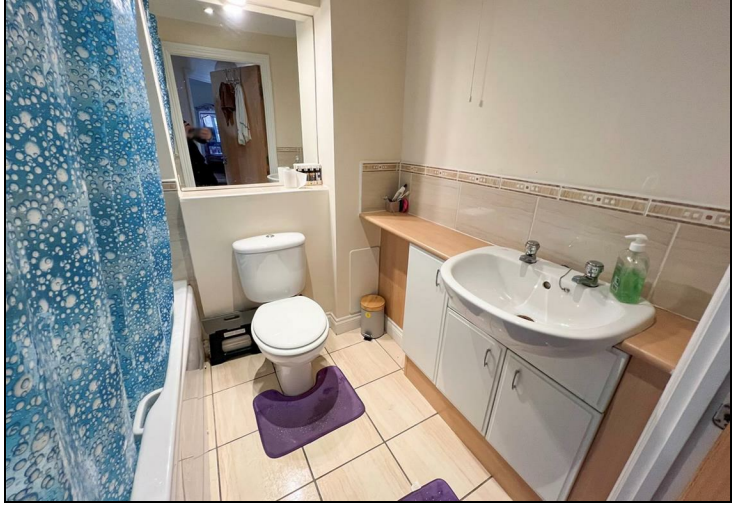


**Situated in this popular residential area, extremely well served with amenities, this first floor apartment offers well proportioned accommodation.**

The flat on offer comprises; Communal entrance hall leading to a private entrance hall, lounge, fitted kitchen with some integrated appliances, two double bedrooms with the main bedroom having an en-suite shower room, plus a main bathroom too. Outside the property has allocated parking. Ideal for investors/ first time buyers.... **MUST BE VIEWED TO BE APPRECIATED!**

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## ACCOMMODATION

A communal entrance hall gives access to a private entrance door which leads to the entrance hall.

## ENTRANCE HALL

With an electric night storage heater and doors leading off to the remaining accommodation.

## LOUNGE

A nice sized room with a double glazed window, electric night storage heater and halogen spotlights inset to the ceiling.

## KITCHEN

Fitted with a range of wall mounted cupboards and base units with a single bowl stainless steel sink and splashbacks. There is an electric oven, electric hob, brushed stainless steel splashback and brushed stainless steel extractor hood. There is also a wall mounted electric heater, plumbing for a washing machine and dishwasher with appliance recesses, a double glazed window, ceramic tiling to the floor and halogen spotlights to the ceiling.

## BEDROOM 1

A good sized double bedroom with a double glazed window to the rear, electric convection heater and door which leads to an en suite shower room.

## EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of a low flush w/c, wash hand basin inset to a vanity unit and a shower cubicle with a mains plumbed shower. There is a shaving socket, tiling to the shower cubicle and splashback areas, further ceramic tiling to the floor, extractor fan, halogen spotlights and a wall mounted electric heater.

## BEDROOM 2

Another good sized double bedroom with a pvc double glazed window to the rear and a wall mounted convection heater.

## MAIN BATHROOM

Fitted with a three piece white suite comprising of a low flush w/c, wash hand basin and vanity unit and a panelled bath. There is tiling to the bathing and splashback areas, further ceramic tiling to the floor, a wall mounted electric heater and an extractor fan.

## OUTSIDE

The property has an allocated parking space.

## AGENTS NOTES:

TENURE - LEASEHOLD. The lease term is 125 years from 1st Jan 2004. Ground Rent is £150.00 per annum. Service Charge is £345.53 per quarter.

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

HEATING - The property is fitted with electric heaters.

COUNCIL TAX - This property is Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 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)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>82</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	