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Lakeside Boulevard, Doncaster, DN4 5PL  
Guide Price £125,000 - £130,000



2 BEDROOM FIRST FLOOR APPOINTMENT / GAS CENTRAL HEATING VIA A COMBINATION BOILER / BALCONY WITH VIEWS OVER LOOKING LAKESIDE BOULEVARD / OPEN PLAN LIVING KITCHEN / ALLOCATED PARKING / SOUGHT AFTER RESIDENTIAL AREA / GOOD ACCESS TO LAKESIDE RETAIL & LEISURE //

Located in this very desirable Lakeside development, a spacious 2 bedroom first floor apartment. The property has a gas fired central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entry phone system into the main building, private entrance hall with 2 large storage cupboards, spacious open plan living/ kitchen with patio doors onto a front facing balcony, 2 double bedrooms and a bathroom with shower. Well placed with access to amenities including Lakeside Retail and Leisure developments, lakeside walks and easy access to the city centre and railway station. PRICED TO SELL. EARLY VIEWING RECOMMENDED.

ACCOMMODATION

A front entrance door with entry phone system gives access into the main building.

MAIN ENTRANCE

This has a staircase up to the first floor accommodation with a second door leading into a smaller hallway, a further door then continues into the private entrance hall.

ENTRANCE HALL

This is a good size, it has a modern laminate floor covering, central heating radiator, central ceiling light, coving, smoke alarm, a tall built-in coat cupboard, plus a large storage cupboard.

OPEN PLAN LIVING & KITCHEN AREA

18'0" x 12'10" (5.49m x 3.91m)

The kitchen area is fitted with a range of modern high and low level units finished with a roll edge work surface, there is a four ring gas hob, an integrated electric oven, plumbing for an automatic washing machine, single drainer stainless steel sink unit with mixer tap, extractor hood and space for an under counter fridge. There is a PVC double glazed window, inset spot lighting, and a tiled floor covering. A breakfast bar creates a room divide which leads into the living area. This has a double glazed sliding patio door which gives access onto the balcony with an outlook over Lakeside Boulevard. There is a modern laminate floor covering, ceiling light, double panelled central heating radiator, laminate floor covering in the lounge and tiled floor covering in the kitchen.

BEDROOM 1

12'2" x 11'0" (3.71m x 3.35m)

A large double bedroom, it has a range of fitted bedroom furniture recessed to one wall, a PVC double glazed window, central heating radiator and central ceiling light.

BEDROOM 2

12'0" x 7'0" (3.66m x 2.13m)

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

HOUSE BATHROOM

This is all smartly finished with a modern suite comprising of a panelled bath, with a mixer tap and a thermostatic mains plumbed shower over, including a glazed shower screen. There is a wash hand basin and W/C inset to bathroom furniture with a wall mirror and spot lighting. A PVC double glazed window and a central heating radiator.

STORAGE CUPBOARD

6'7" x 4'2" (2.01m x 1.27m)

This houses a gas fired combination type boiler which supplies the domestic hot water and central heating systems, it has laminate floor covering and a ceiling light.

OUTSIDE

The property stands on pretty communal gardens, which are mainly lawned, with pedestrian pathways, shaped flower beds and ornamental trees inset. To the rear there is an allocated car parking space, which is accessible from Malham Tarn Court.

AGENTS NOTES:

TENURE - LEASEHOLD. Term of lease to follow.

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 C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1,000 mbps and upload speeds of up to 1,000 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.

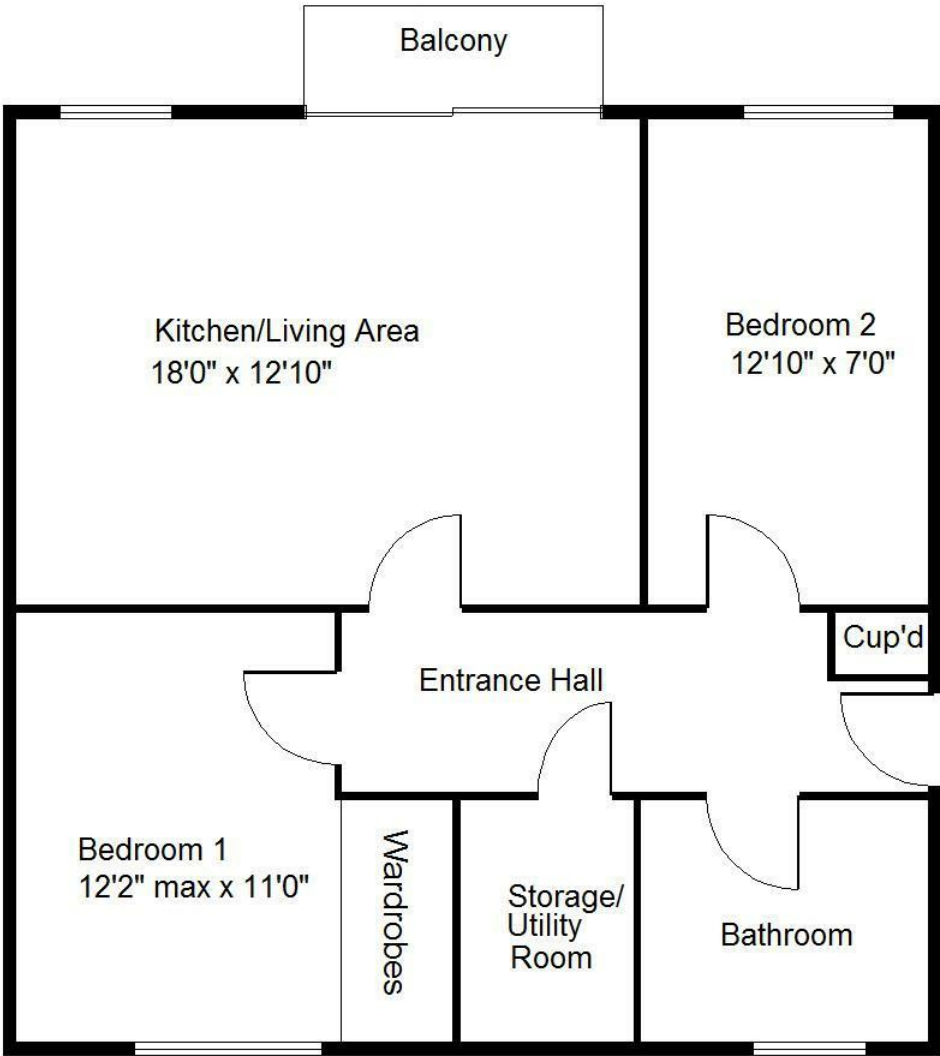
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important

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		
(69-80) C	79	79
(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	