

sales  
lettings  
and service

horton knights of doncaster



50 Kentmere Drive, Lakeside, Doncaster, DN4 5FG  
Offers Over £95,000

**2 BEDROOM GROUND FLOOR APARTMENT / LAKESIDE DEVELOPMENT / CLOSE TO RETAIL & LEISURE FACILITIES / SECURE UNDERGROUND PARKING / VIEWING ESSENTIAL //**

The property is double glazed, has electric heating and comprises: Communal entrance hall with video entry system leading to a private entrance hall, lounge, fully fitted kitchen with extensive range of integrated appliances, two double bedrooms; the principle bedroom having an en suite shower room, bathroom. Outside the property sits in maintained gardens and has the opportunity for attractive recreational walks by the Lakeside and offers good access to a wealth of local amenities including motorway access and great leisure facilities. Viewing is highly recommended.

**ACCOMMODATION**

An entrance door via a security system and entry phone leads into the properties communal area.

**ENTRANCE HALL**

Finished with laminate flooring, intercom system. central ceiling light, a smoke alarm. There are two cupboards, the second is large airing cupboard housing the hot water cylinder immersion heater fitted etc., central ceiling light.

**LIVING/DINING ROOM**

Having large double glazed windows to the front elevation, a double glazed door, two wall mounted electric heaters and an opening leading through to the kitchen.

**KITCHEN**

The kitchen includes a refurbished modern high gloss cabinet doors, a contrasting rolled edge work surface, tiled splashbacks. Integrated appliances include; an integrated electric oven a four-ring ceramic hob with a stainless steel extractor hood above. A single bowl sink with a mixer tap, there is a slimline panel heater, space for a free standing fridge/freezer, and vinyl floor covering.

**BEDROOM 1**

Beautiful double bedroom having a door which leads out onto a covered balcony, a central ceiling light, a slimline panel heater and a door into the en-suite shower room.

**EN-SUITE SHOWER ROOM**

Having a modern white suite comprising of a shower enclosure, a wash hand basin and a low flush WC. All 4 walls are part tiled, vinyl floor

covering, a slimline panel heater, extractor fan and a central ceiling light.

**BEDROOM 2**

This is a good size, double having an aluminium double glazed window to the front, wall mounted electric heater and a central ceiling light.

**BATHROOM**

Fitted with a white suite comprising of a panelled bath, a pedestal wash basin and a low flush WC. There is modern tiling to the splashbacks, including a decorative tile, a slim line panelled electric heater, an extractor fan, vinyl floor covering and a central ceiling light.

**OUTSIDE**

Having an entrance into an underground car park with a security shutter roller door that leads to an allocated car parking space. There is an internal doorway which leads up to the living accommodation. It is possible to gain access to the marina via a tarmac pathway out of the front car park area, therefore making it wheelchair accessible.

**AGENTS NOTES:**

TENURE - LEASHOLD

LEASE TERM - 999 years, 976 years remaining.

ANNUAL SERVICE CHARGE - £2,160.00

GROUND RENT - £100.00

SERVICES - All mains services are connected.

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

HEATING - The property has an electric central heating system fitted.

COUNCIL TAX - Band .....

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, O2 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.

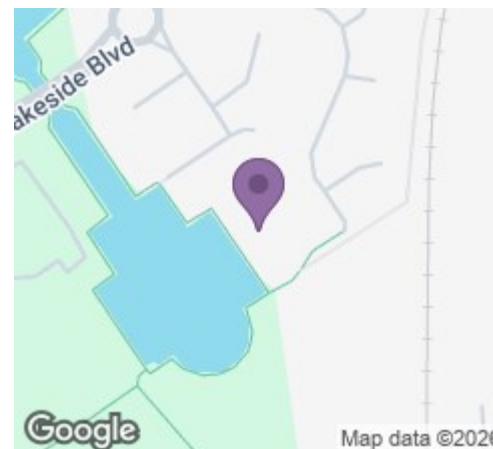
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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	71	80
(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	

