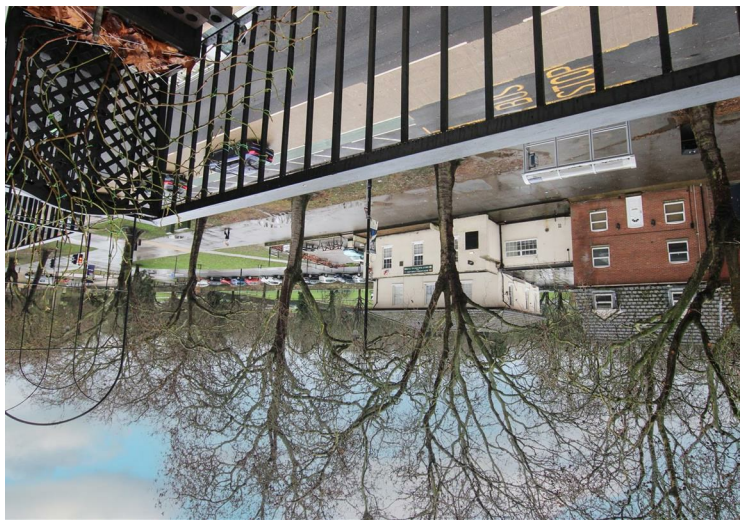
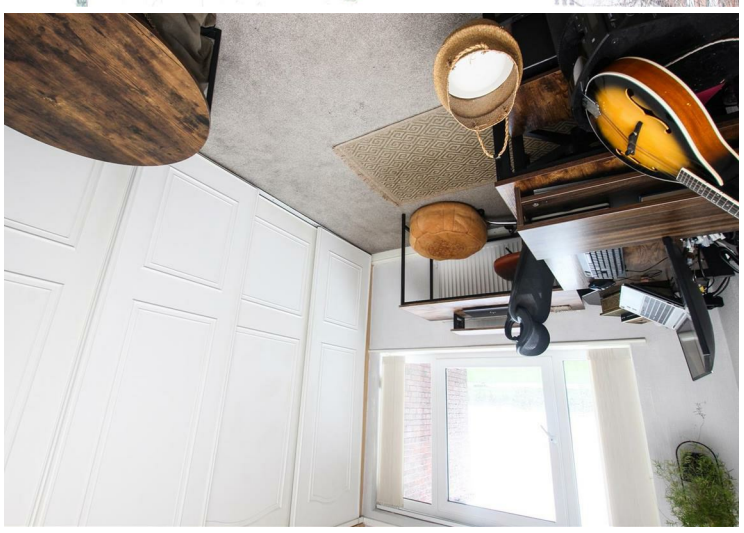
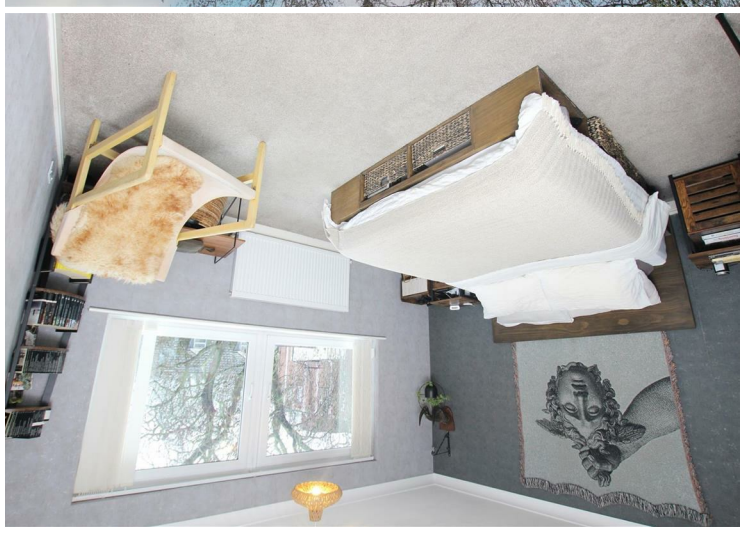



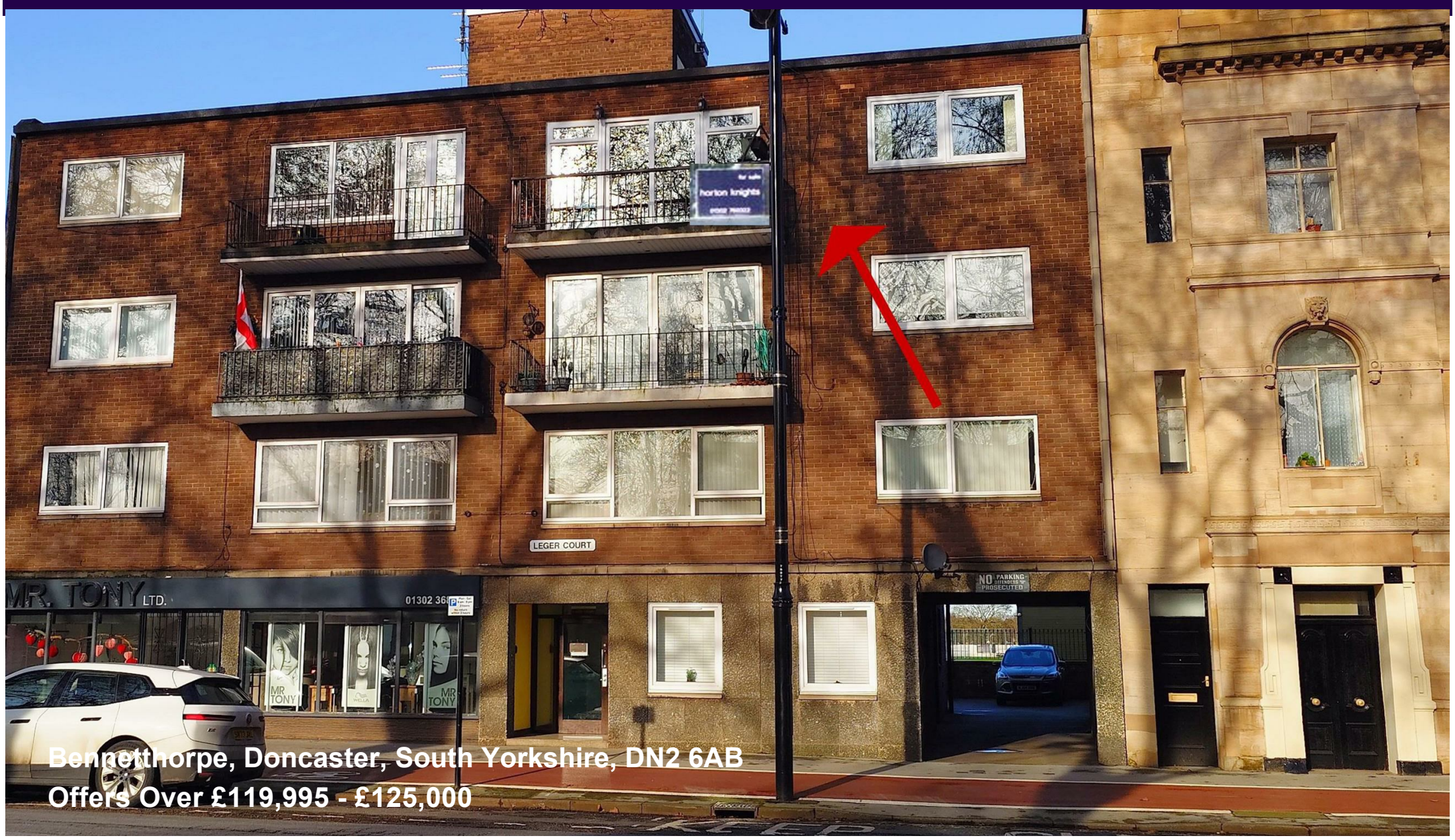




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Bennetthorpe, Doncaster, South Yorkshire, DN2 6AB

Offers Over £119,995 - £125,000

LOVELY 2 BEDROOM CENTRAL APARTMENT / TOP FLOOR WITH SOUTHERLY FACING BALCONY/ PVC TRIPLE & DOUBLE GLAZING / ELECTRIC RADIATOR CENTRAL HEATING / MODERN OPEN PLAN LAYOUT / MODERN FITTED KITCHEN / CONTEMPORARY STYLED SHOWER ROOM / CAR PARKING SPACE / ACCESS TO CENTRAL AMENITIES / PRICED TO SELL //

This 2 bedroom top floor apartment offers attractive central living with a fantastic city view. Finished with a modern open plan layout including a Southerly facing balcony, viewings are highly recommended. It has PVC triple & double glazing, electric radiator central heating, and comprises; A security entrance system into a hall, stairs and lift access to the top floor. A lovely open plan living room with PVC doors out onto a frontSoutherly facing balcony, fitted kitchen with integrated cooking appliances, 2 good sized bedrooms and a modern white shower room. Outside there is a car parking space, plus resident car parking via DMBC on the front road. Fantastic central location with access to all of the City's amenities including the racecourse, the hospital and lakeside leisure and shopping. VIEWERS WILL NOT BE DISAPPOINTED.

ENTRANCE HALL
This has stairs and a lift up to the second floor flat. A private entrance door with entry phone system leads into a modern open plan living room.

OPEN PLAN LIVING ROOM
18'3" x 12'2" (5.56m x 3.71m)
This is probably better demonstrated by the photographs and floorplan, a beautiful open room, having triple glazed sliding patio doors which give access to a Southerly facing front balcony which over looks South Parade and Elmfield Park. There is a feature fireplace with electric living flame effect fire inset, three central heating radiators, coving, and two ceiling lights. A broad opening leads through into a fully fitted kitchen.

FITTED KITCHEN
10'7" x 7'10" (3.23m x 2.39m)
This is fitted with a range of modern white high gloss fronted high and low level units finished with a contrasting roll edged work surface with a glass splashback. There is a 4 ring induction hob, integrated oven and an extractor hood, a composite style one and a half bowl sink unit with a mixer tap, deep recess and plumbing for an automatic washing machine, integrated fridge and freezer, a modern diamante style high gloss floor, a pvc double glazed window, inset spotlighting to the ceiling and a central heating radiator.

INNER LOBBY
This has a central ceiling light, a tall built in cupboard, and doors to the bedrooms and bathroom.

MASTER BEDROOM
12'9" x 12'2" (3.89m x 3.71m)
A lovely large double bedroom, having abroad pvc triple glazed windows to the front, a central heating radiator, coving, and a central ceiling light.

BEDROOM 2
10'7" x 10'0" (3.23m x 3.05m)
A good sized second bedroom taking into consideration there are a wall of fitted wardrobes as well. It has a pvc double glazed window to the rear which gives an outlook over sports playing fields and Town Fields in the distance, a central heating radiator and a central ceiling light.

SHOWER ROOM
This is beautifully finished with a modern white suite that comprises of a walk in shower enclosure with a mains plumbed thermostatic shower, a wash hand basin inset to vanity unit, low flush w/c, wall mounted towel rail/radiator, mirror, quartz style diamante floor covering, shaver point, a pvc double glazed window, inset spotlighting to a waterproof ceiling and a deep storage cupboard which houses an electric boiler which supplies the domestic hot water and central heating systems.

AGENTS NOTES:
TENURE - LEASEHOLD. The property is Leasehold. Terms of lease 999 Years from the 1st of March 1967.

GROUND RENT - £5.00 pa

ANNUAL SERVICE CHARGE:-
£379.45 (2023)
£372.90 (2024)
£527.78 (2025)

DOUBLE GLAZING - The property is fitted with triple glazing to the front balcony window and PVC double glazing elsewhere.

HEATING - The property has an electric radiator central heating system fitted via an electric type boiler.

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.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

OUTSIDE
Outside the property has a car parking space.

