



**Chelwood Court, Balby Doncaster**



**welcome to**

## **Chelwood Court, Balby Doncaster**

This spacious well-presented ground floor apartment is situated on this sought after development close to a host of local amenities and excellent transport links perfect for first time buyers, young couples or investors.



### **Entrance**

A secure intercom entry gives access to the entrance.

### **Entrance Hall**

With a useful storage cupboard and access to the living dining kitchen.

### **Utility Room**

With a rear facing double glazed window, under-counter space and storage and a wall mounted boiler.

### **Living Dining Kitchen**

22' Max x 15' 9" Max ( 6.71m Max x 4.80m Max )

To the lounge are three double glazed windows offering an abundance of natural light whilst to the kitchen area there is a double glazed window. Fitted with wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a gas hob with extractor above, a single electric oven and grill, plumbing for a washing machine, space for a fridge-freezer and laminate flooring throughout.

### **Bedroom One**

11' 2" x 10' 10" ( 3.40m x 3.30m )

With a double glazed window and a central heating radiator.

### **Bedroom Two**

12' 2" x 10' 8" ( 3.71m x 3.25m )

With a double glazed window and a central heating radiator.

### **Bathroom**

Fitted with a wash hand basin, a low flush WC, a panelled bath and a shower cubicle with shower. There is a central heating radiator and complimentary splashback tiling.

### **Outside**

The property has an allocated parking space and visitor parking area.



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## Chelwood Court, Balby Doncaster

- GROUND FLOOR
- SPACIOUS LIVING DINING KITCHEN
- BATHROOM
- GOOD SIZED DOUBLE BEDROOMS
- ALLOCATED PARKING SPACE

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1700.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£90,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR124765 - 0006

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