

horton knights

of doncaster

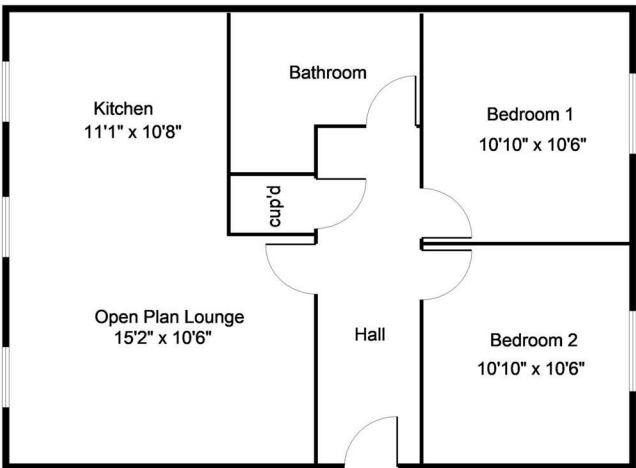
Chelwood Court, Balby, Doncaster, DN4 8TR



MODERN 2 BEDROOM TOP FLOOR APARTMENT / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / OPEN PLAN LOUNGE/DINING AND KITCHEN AREA / TWO DOUBLE BEDROOMS / BATHROOM WITH SEPARATE SHOWER ENCLOSURE / ALLOCATED CAR PARKING SPACE / CLOSE TO AMENITIES AND A1 / VIEWING RECOMMENDED.

This two bedroom apartment has a modern feel throughout and includes a gas central heating system, PVC double glazing and briefly comprises: Communal entrance hall with stairs up to the second floor. Private entrance hall with an access point into the loft space via a ladder, an attractive open lounge and kitchen with modern Cherry wood coloured units including stainless steel oven, hob etc. Two double bedrooms, white bathroom suite with a separate shower enclosure. Outside there is a car parking space and visitor car parking. Located with access to Tesco Superstore and amenities within Balby and Doncaster, and access to the A1 and major road networks.

Offers Around £95,000



COMMUNAL ENTRANCE

There is a stairway rising to the second floor where there is again a communal landing with a window to the front and access point into the roof space. A private entrance door leads into the apartment.

ENTRANCE HALL

This has a laminate floor covering, radiator concealed behind a radiator cabinet, an access point into the roof space, a deep cupboard with a continuation of the laminate flooring and shelving, central heating thermostat control and a security entry phone system. A door from the hall leads into the open lounge and kitchen.

OPEN PLAN LOUNGE

4.62 x 3.20 within lounge (15'2" x 10'6" within lounge)

This room is probably better demonstrated by the floor plan layout and the internal photographs, it is presented as one large open room. Within the lounge area there are two PVC double glazed windows with a pleasant outlook to the front, a central heating radiator, a laminate floor covering and a central ceiling light and a smoke alarm.

KITCHEN AREA

3.35 x 3.25 max (11'0" x 10'8" max)

Fitted with a range of modern high and low-level units finished in a Cherry wood colouring, stainless steel T-bar type handles, a contrasting roll top preparation surface with ceramic tiled splashbacks. Fitted with a four ring integrated hob, single oven and extractor canopy all finished in stainless steel trim. An inset single drainer 1½ bowl stainless steel sink unit, plumbing for a washing machine, room for a tumble dryer and room for a tall fridge/freezer. There is a central heating radiator, laminate floor covering, a PVC double glazed window with an outlook to the front., and a triple spotlight fitment.

BEDROOM 1

3.30 x 3.20 aprox (10'10" x 10'6" aprox)

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

BEDROOM 2

3.30 x 3.20 (10'10" x 10'6")

A double bedroom with a PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

BATHROOM

This is fitted with a modern suite comprising of a panelled bath, a shower enclosure with brushed steel and a glass type screen with full ceramic tiling and a mixer shower. There is a pedestal wash-hand basin and a low flush WC. A central heating radiator, vinyl floor covering, extractor fan and a central ceiling light. It is all finished with a contemporary stainless steel and brushed steel fittings with matching contemporary taps.

OUTSIDE

The property stands within a modern development of purpose built apartments whereby there is a car parking space, shared visitor parking and a bin store.

AGENTS NOTES:

TENURE - LEASEHOLD - Lease Term 125 years from 2002 with 101 years remaining.

ANNUAL GROUND RENT - TBC.

ANNUAL SERVICE CHARGE - TBC.

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 A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

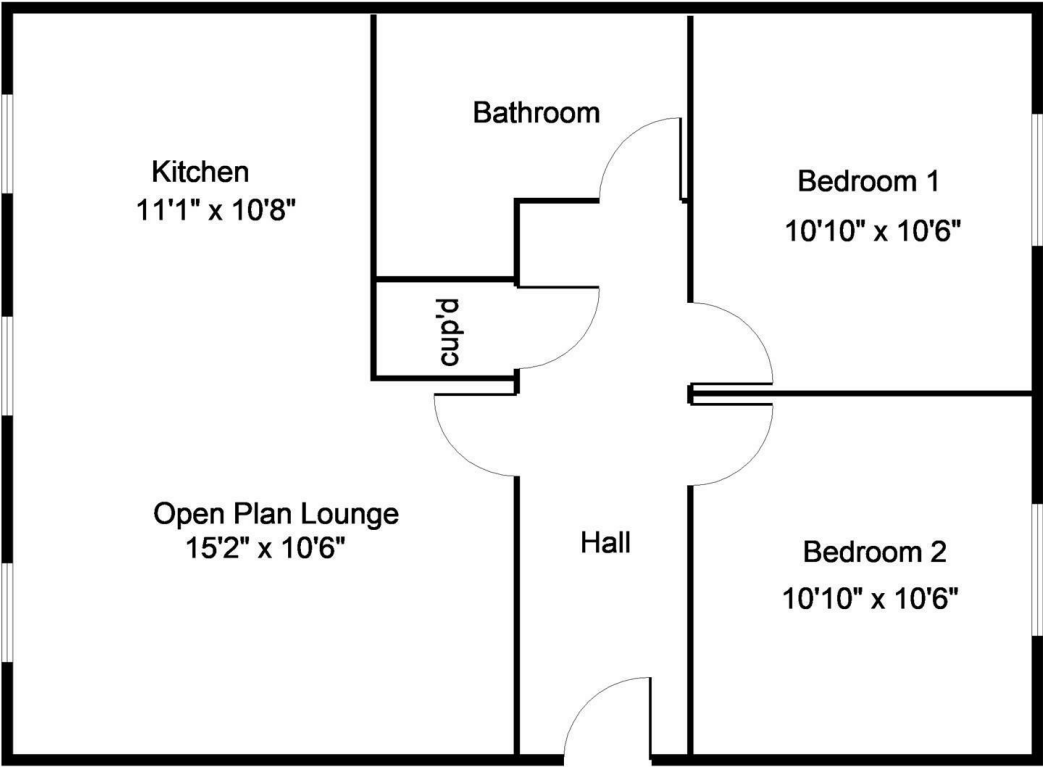
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

