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horton knights of doncaster

Brooke Court, Auckley, Doncaster, DN9 3FN

Offers Over £90,000

Situated on a sought-after modern development, this well-presented two-bedroom first-floor apartment offers stylish, low-maintenance living, ideal for first-time buyers and investors. Benefitting from gas central heating and double glazing throughout, the accommodation briefly comprises an entrance hall, a spacious open-plan living area with a Juliette balcony, a contemporary fitted kitchen, two generous bedrooms with built-in wardrobes, an en-suite shower room to the principal bedroom, and a modern bathroom. Externally, the property enjoys well-maintained communal gardens and is conveniently located close to local amenities and the M18 motorway network, making it ideal for commuters. Offered to the market with no onward chain, early viewing is highly recommended.

An impressive modern first floor apartment comprising of entrance hall, open living area with Juliette balcony, a modern contemporary fitted kitchen, two good sized bedrooms with built in wardrobe , modern en suite shower room, bathroom and communal gardens. The property is located in the much sort after area of Auckley and close located to local amenities and the M18 motorway network. NO CHAIN.

ACCOMMODATION
An entrance door gives access into a shared hall, with stairs to the first floor, and a door to the rear giving access to the car parking areas etc.

PRIVATE ENTRANCE HALL
This has doors to the principal rooms, a built-in boiler cupboard with plumbing for a washing machine, down lighters, a smoke alarm, a video entry phone system, a central heating radiator and laminate flooring.

LOUNGE AREA
23'0" x 12'7" (7.01m x 3.84m)
This has aluminium framed double glazed patio doors which lead onto a Juliette style balcony, a central ceiling light, a central heating radiator, a continuation of the laminate flooring and opens into the kitchen. Please note that the furniture shown in the images has been AI generated.

KITCHEN AREA
Fitted with a range of contemporary base units finished with a complementary splash back and work surface which incorporates a single bowl stainless steel sink unit with mixer tap and a ceramic hob with a glass splash back and extractor hood over. There is an integrated eye level oven, an integrated fridge, a central heating radiator, down lighters to the ceiling and a continuation of the laminate flooring.

BEDROOM 1
11'7" x 10'0" (3.53 x 3.05)
A rear facing double bedroom having two double glazed windows, a central ceiling light, two central heating radiators, built-in wardrobes with glass sliding doors and a door to the en-suite shower room. Please note that the furniture shown in the images has been AI generated.

EN-SUITE SHOWER ROOM
Fitted with a white suite that comprises of a double shower enclosure with a mains plumbed shower, low flush wc and a wall mounted wash hand basin. There is tiling to the walls, coordinating ceramic tiled flooring, down lighters, a chrome ladder style towel rail/radiator and a double glazed window.

BEDROOM 2
13'2" x 9'5" (4.01 x 2.87)
A front facing double bedroom with sliding patio doors opening onto a Juliette style balcony, a central ceiling light, a central heating radiator and built-in wardrobes. Please note that the furniture shown in the images has been AI generated.

BATHROOM
Fitted with a three piece white suite that comprises of a panelled bath with a mains plumbed shower including a glass screen, a low flush wc and a wall mounted wash basin. There is tiling to the walls, coordinating floor tiles, a chrome ladder style towel rail/radiator, down lighters and an extractor fan.

OUTSIDE
The property sits within its own communal gardens. There is an electric gated arch which provides access to the allocated car parking.

HOW TO GET THERE
From the agents Doncaster office leave the Town Centre along Bennetthorpe and continue for approx. 0.5 miles. At the roundabout take the 2nd exit onto Bawtry Road A638 and continue for approx 0.9 miles then turn left onto Cantley Lane B1396 and continue for approx. 0.8 miles. At the roundabout take the 2nd exit to stay on Cantley Lane B1396 and continue for approx. 2.8 miles then turn right onto Hurst Lane where the property can be identified by our Agents For Sale board.

AGENTS NOTES:
TENURE - LEASEHOLD. The owner has informed us the property is Leasehold. The lease term is 125 years from 2008. Ground Rent £300 pa and Service Charge approx. £1,650 pa.

SERVICES - All mains services are connected.

DOUBLE GLAZING - Aluminium framed double glazing, were stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler...TBC.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

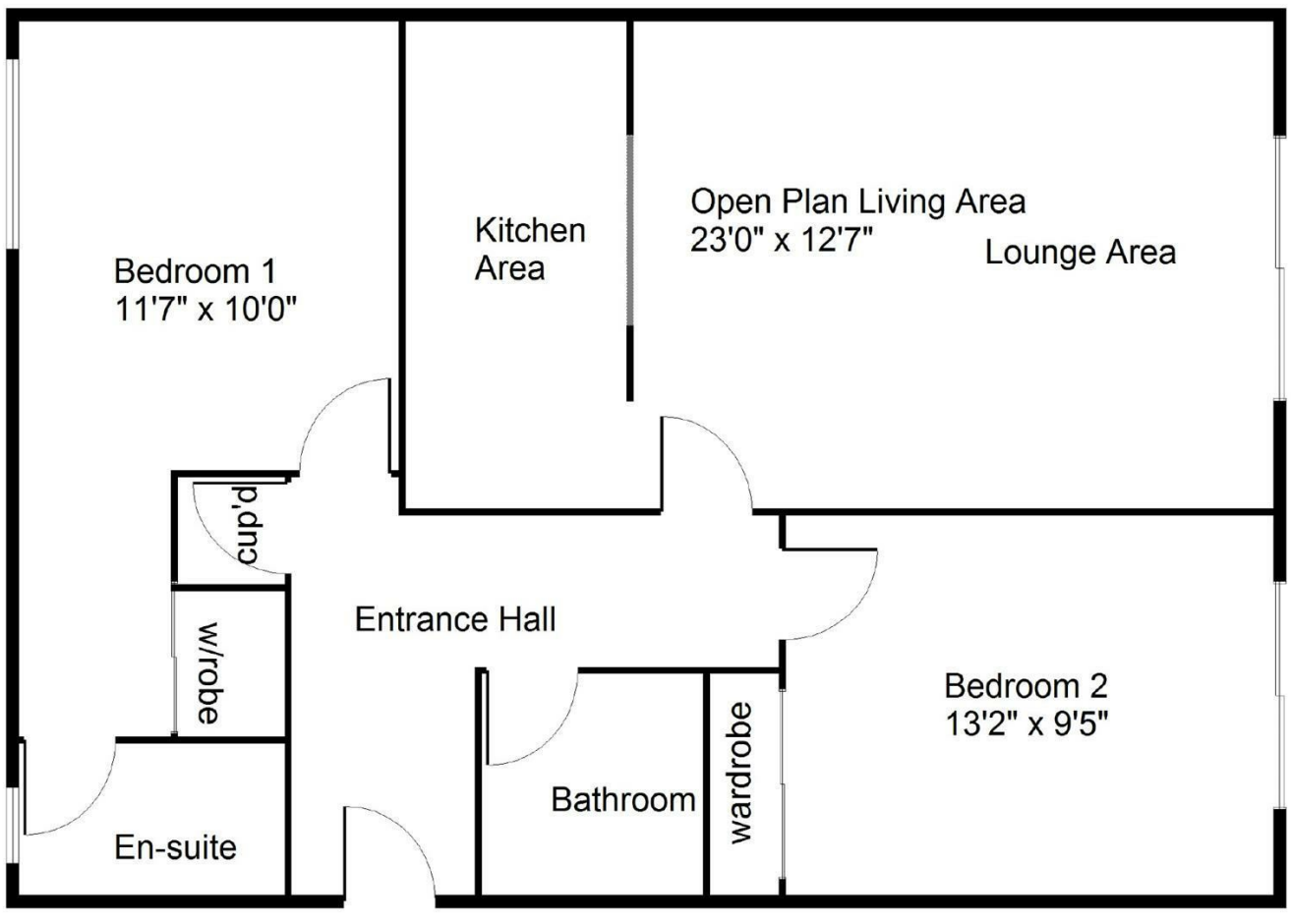
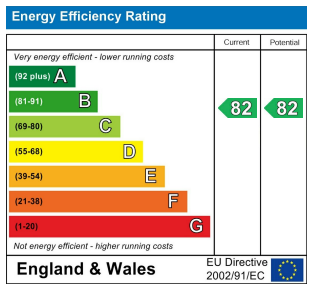
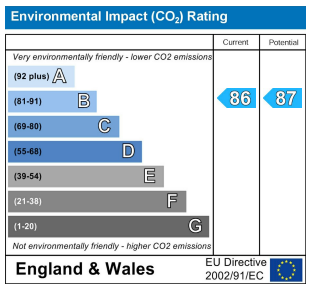
MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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.