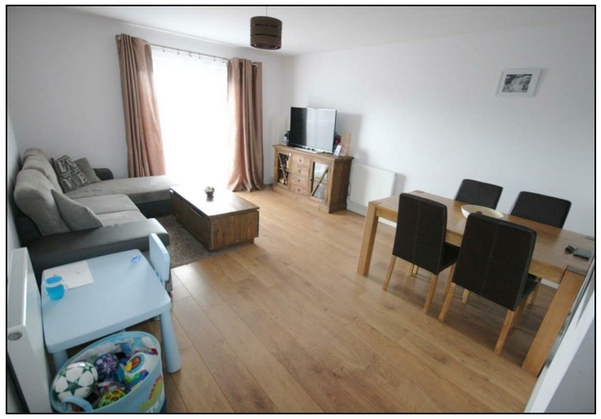

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17 Brooke Court, Auckley, Doncaster, DN9 3FN

Situated in this highly sought after residential area of Auckley near Doncaster, a smartly presented 2 double bedroom first floor flat.

The property comes with double glazing, a gas central heating system, allocated parking and comprises: Communal entrance hall with video entry system, private entrance hall with a utility cupboard, a good sized lounge, smart contemporary style kitchen area with a range of integrated appliances, master bedroom with a dressing area and an en-suite shower room, a further double bedroom, and a principal bathroom, once again with a contemporary style white suite. Outside the property has the aforementioned allocated parking, plus ample visitor parking and communal gardens. The property's location offers great access to a wealth of local amenities including shops, bus routes and very well regarded schools. All-in-all, this is an excellent investment/ first time buyer purchase which must be viewed to be appreciated.

Offers Around £85,000

ACCOMMODATION
A communal lobby with a video entry system gives access to a private door, which leads into the property's hallway.

ENTRANCE HALL
Having wood style laminate floor covering, halogen spotlights to the ceiling, a single panelled central heating radiator, and doors leading off to the remaining accommodation. There is also a utility cupboard which has plumbing for a washing machine and houses the gas central heating boiler, plus a laminate floor covering continued through from the entrance hall.

LOUNGE AREA
4.85m x 3.89m (15'11" x 12'9")
The lounge is a lovely size and is nice and bright, with large double glazed patio doors overlooking a Juliet style balcony, a wood style laminate floor covering continued through from the entrance hall, and a single panelled central heating radiator.

KITCHEN AREA
3.89m x 1.60m (12'9" x 5'3")
The kitchen is fitted with quality contemporary style wood effect base units and a matching square edge work surface incorporating a single bowl stainless steel sink with a chrome mixer tap. Other integrated appliances on offer include an electric hob with glass splashback and a wide extractor canopy above, an electric oven, plus dishwasher, fridge and freezer. There is a wood style laminate floor covering continued through from the lounge area, a central heating radiator and halogen spotlights to the ceiling.

MASTER BEDROOM
4.22m x 2.82m (13'10" x 9'3")
This is a lovely sized double bedroom, having a double glazed window to the rear, a central heating radiator, and a dressing area with mirror fronted double wardrobes providing hanging rail and shelving space.

EN-SUITE SHOWER ROOM
This is smartly fitted with a three piece white suite comprising of a low flush wc, a wall-mounted wash hand basin and a double width shower cubicle housing a mains plumbed shower with a glass and brushed aluminium shower screen. There is tiling to the shower cubicle and splashback areas and further ceramic tiling to the floor, an extractor fan, brushed aluminium halogen spotlights inset to the ceiling, plus a double glazed window to the rear.

BEDROOM 2
3.73m max x 2.67m (12'3" max x 8'9")
Once again, this is a nice sized double bedroom, having a double glazed window to the front, central heating radiator and fitted mirror fronted wardrobe with hanging rail and shelving space.

PRINCIPAL BATHROOM
Once again, this is fitted with a lovely modern three piece white suite comprising of a low flush wc, a wall mounted wash hand basin and a panelled bath with a mixer tap attachment above with a shower head. The suite is all nicely finished with quality chrome style fittings including a wall mounted heated towel rail. There is tiling to the bathing area and splashbacks with further ceramic tiling to the floor, a double glazed window to the front, halogen spotlights inset to the ceiling, and an extractor fan.

OUTSIDE
The property has one allocated parking space which is in a secure car park accessed via a key fob, plus there are communal gardens.

AGENTS NOTES:
TENURE - LEASEHOLD. The owner has informed us the property is Leasehold. The lease is 125 years from January 2008. Service Charge is £600 per annum and Ground Rent £150 per annum.
DOUBLE GLAZING - The property is fitted with double glazing.

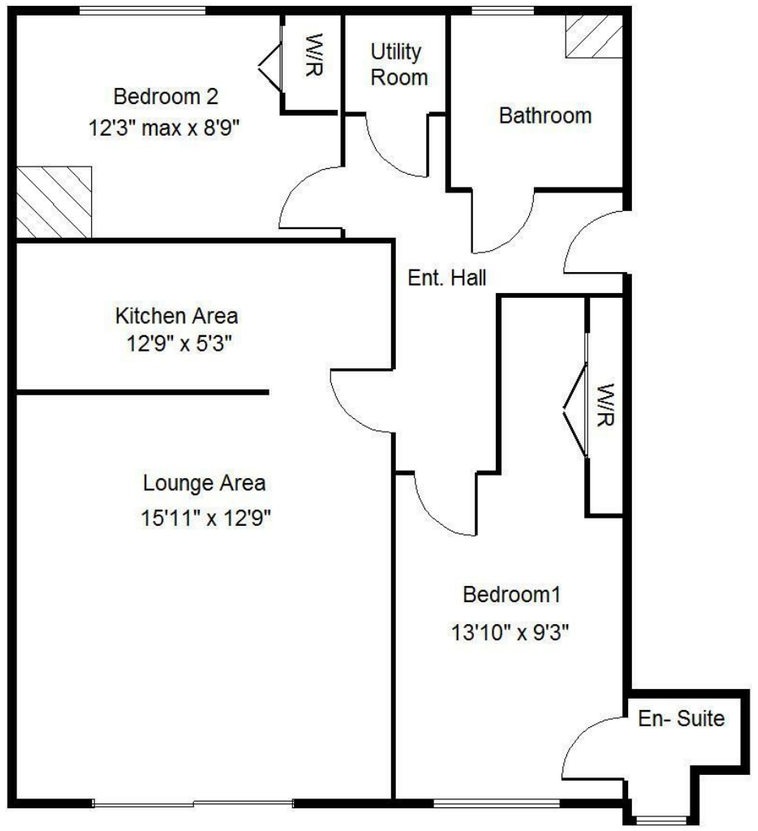
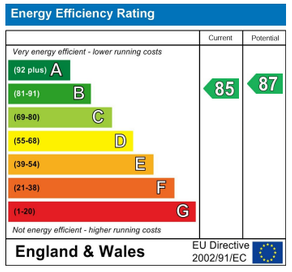
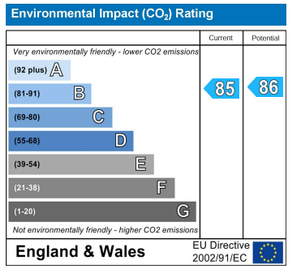
HEATING - The property has a gas radiator central heating system fitted.

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.

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