



**28 Dunstan Drive
Thorne DN8 5UQ**

**Offers Over £115,000
LEASEHOLD - SHARE
OF FREEHOLD**

STUNNING CANAL VIEWS. RARE THREE BEDROOM second floor apartment. Stunning views overlooking the canal and fields beyond. Close to Thorne town centre facilities with two railway stations and M18, M62 & M180 motorway access nearby. Allocated parking. Secure low maintenance living. Double Glazing. Electric heating. VIEWING HIGHLY RECOMMENDED.



- RARE THREE BEDROOM TOP FLOOR APARTMENT
- Spacious lounge/diner
- Modern fitted kitchen
- Jack & Jill bathroom

This apartment was purchased by its current owners in 1999 from new and has been lovingly kept but sadly after many years of enjoyment, are now needing to sell to relocate to be closer to family.

COMMUNAL ENTRANCE

With security intercom entry system. Stairs leading to the first and second floor. There is an entrance door leading from the carpark side and an additional entrance leading out into the communal garden and directly onto the canal path.

ENTRANCE HALL

Intercom entry system .Entrance door. Timber effect laminate flooring. Electric wall heater. Loft access point with part boarded loft space. Built-in storage cupboard. Doors off to all rooms.

LOUNGE/DINER

20'1" x 13'10"

UPVC double glazed window and UPVC double glazed French doors with wrought iron Juliette balcony, having views over the canal and open playing fields beyond. Two wall light fittings. Electric wall heater. Open access into the kitchen.



KITCHEN

8'7" x 6'1"

Side facing UPVC double glazed window. Fitted with modern high gloss cream wall and base units with granite effect laminate worksurfaces incorporating a stainless steel sink and drainer with metro style tiled splashbacks. Integrated electric oven, hob and extractor hood above with stainless steel splashback. Space and plumbing for washing machine and space for fridge/freezer.

MASTER BEDROOM

12'3" x 11'8"

Two UPVC double glazed windows. Electric wall heater. Door into the 'jack & jill bathroom'. Electric wall heater.

BEDROOM TWO

10'7" x 7'9"

UPVC double glazed window. Electric wall heater.

BEDROOM THREE

9'8" x 7'5"

UPVC double glazed window. Electric wall heater.

BATHROOM

8'7" x 6'3"

Jack & Jill style bathroom with doors from both the master



- UPVC double glazed
- Allocated parking plus visitor spaces
- Direct canal walks
- Close to shops and train station
- **VIEWING ESSENTIAL**

bedroom and entrance hall. UPVC double glazed window.

Fitted with a white three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and w.c. Extractor fan. Electric wall heater. Built-in cylinder/airing cupboard. Tiled walls.

OUTSIDE

The apartment has its own allocated parking space with several visitor parking spaces available. Covered bin store.

TENURE

This apartment is leasehold. There is a monthly charge of £108.20 which includes both the service charge and ground rent. The service charge covers cleaning of the internal communal areas, garden areas, window cleaning and buildings insurance.







Additional Information

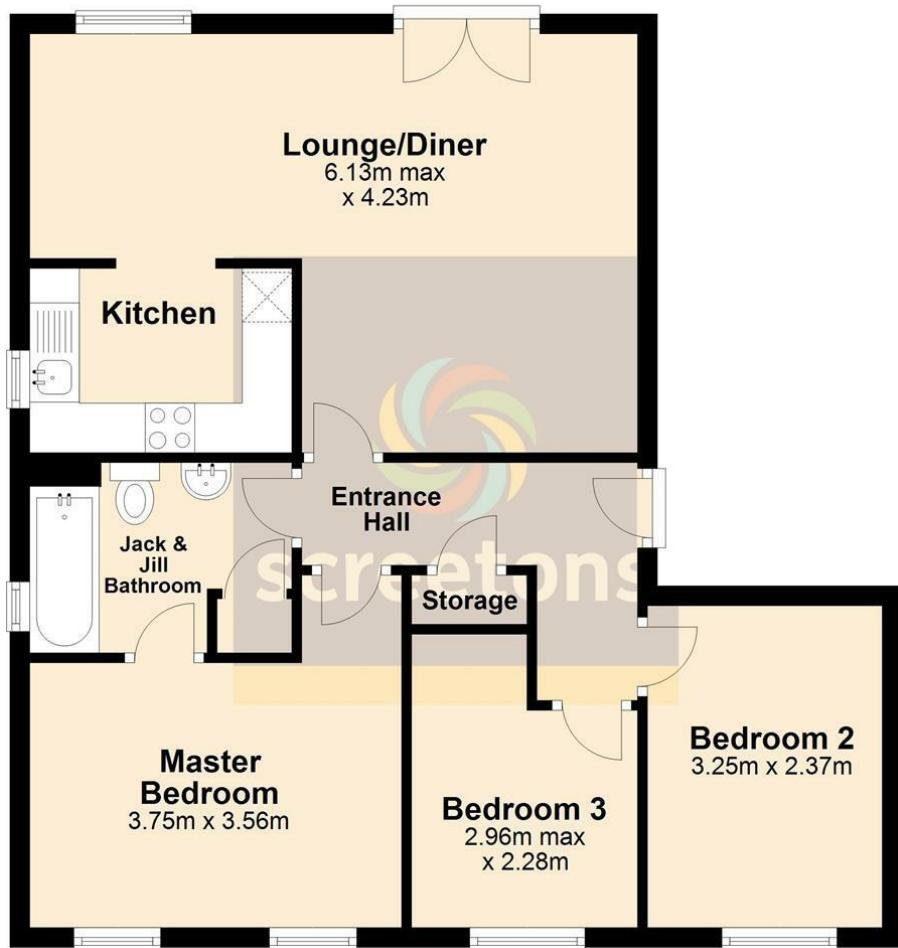
Local Authority - Doncaster

Council Tax - Band

Viewings - By Appointment Only

Tenure - Leasehold - Share of Freehold

Second Floor Apartment



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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