



Flat 52, Swallowdale,  
Jubilee Close, Edlington, Doncaster, DN12 1EX

£92,000 **No Chain**

A well appointed modern two bedroomed second floor flat, situated within this Swallowdale complex, offering numerous on-site facilities, such as cafe/restaurant, hair salon, communal lounges, designed for the over 55s on a 75% shared ownership scheme.

The property has under floor heating, uPVC double glazing, modern fitted kitchen with oven and hob, balcony to the lounge overlooking the attractive communal gardens. Internal inspection is highly recommended.



**GROUND FLOOR**

**Communal Entrance Hall** with a staircase and lift leading to:

**SECOND FLOOR****Landing**

**Entrance Hall** with built in storage cupboard.

**Lounge** 11' 0" x 17' 6" (3.36m x 5.34m) with uPVC double glazed French doors leading onto the balcony, which enjoys a delightful aspect overlooking the communal gardens.

**Kitchen** 11' 0" x 7' 4" (3.36m x 2.24m) with a range of modern gloss fronted kitchen units comprising of base cupboard and drawer units with roll edge worktops, with an inset 1.5 bowl stainless steel sink unit, plumbing and recess for automatic washer and incorporating split level cooker equipment comprising of a four-ring electric ceramic hob unit with stainless steel splashback, tall cupboard housing the built in oven and fridge freezer, matching wall mounted cupboard units.

**Rear Bedroom 1** 11' 1" x 13' 0" (3.38m x 3.97m) with door leading to wet room.

**Wet Room** 8' 6" x 6' 7" (2.6m x 2.01m) with part-tiled walls with thermostatically controlled shower, wall mounted wash basin, low level wc, inset spotlights to ceiling.

**Rear Bedroom 2** 7' 9" x 11' 3" (2.37m x 3.43m)

**OUTSIDE****Gardens**

Delightfully landscaped, well maintained communal gardens. To the front of the facility there are numerous parking bays available.

**OFFER PROCEDURE:** To avoid incurring unnecessary costs, before you contact a lender or solicitor you should make your offer to Johnsons estate agents without delay.

**IMPORTANT NOTE:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you as a purchaser please contact the office and we will be pleased to check the information for you. Nothing in these

particulars may be taken as offering any warranty to the suitability, adequacy or serviceability of any central heating installation, fixture or fitting, plumbing or wiring installation, remedial work or treatment work. Please bear in mind that measurements have been taken using an electronic measurement and should not be relied upon as they are for guidance only. Compliance with building regulations cannot be guaranteed.

**FIXTURES & FITTINGS:** Only those fixtures and fittings specifically mentioned in print within these particulars are included in the sale. Any fittings, furniture or chattels which happen to be included in any photographs are not included in the sale unless specifically referred to in print.

**VIEWING:** By arrangement with Johnsons estate agents.

**COUNCIL TAX BAND:** For details of the Council Tax Banding please search for "council tax bands" in your internet browser.

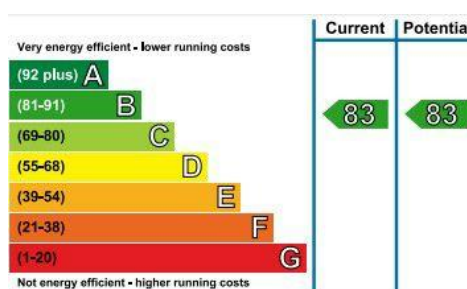
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**REFERRAL FEES:** Conveyancing: Johnsons estate agents may offer to refer you to one of several local solicitors for a conveyancing fee quotation, but, unlike many other estate agents, we do not receive a referral fee from them in return. You remain free to engage a solicitor of your own choice. Financial/mortgage advice: We may offer to refer you to Nick Hewison of Callinan Financial, with whom we have been associated for over twenty years and who will pay us one hundred pounds if you conclude business through him. You remain free to take advice elsewhere if you prefer.

**DIRECTIONS:** The property can be approached by travelling from the direction of Warmsworth into Edlington along Edlington Lane, travel beyond the Asda supermarket and taking the first turn right. The Swallowdale complex will be found on the right hand side.

**ENERGY PERFORMANCE**

Energy Efficiency Rating: B 83 (83)



A full copy of the EPC is available upon request.  
RA 23092 NH/DR 06/07/20



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