



Regent Court Station Road, Bawtry Doncaster DN10 6TL

welcome to

Regent Court Station Road, Bawtry Doncaster

Stylish apartment CENTRAL TO BAWTRY, OPEN PLAN living. MODERN and SPACIOUS, great for a first time buyer! Viewing is highly recommended.



Accommodation

Living Kitchen

17' 3" x 17' 1" + door recess (5.26m x 5.21m + door recess)

Spacious living kitchen having under floor heating, storage cupboard, spotlights to the ceiling and front facing double glazed window. Kitchen area has a range of built in units with worktop over, inset sink and benefits from integrated appliance including oven, microwave, hob, washing machine, fridge freezer and dishwasher.

Bedroom

11' 2" x 10' 4" (3.40m x 3.15m)

Double bedroom having a front facing double glazed window and under floor heating.

Bathroom

6' 9" x 5' 2" (2.06m x 1.57m)

Bathroom fitted with a bath, shower, vanity wash hand basin, and wc. Spotlights to the ceiling, tiled walls and flooring,

External

Allocated parking space in the communal courtyard.

Leasehold Details

Lease term of 999 years from and including 13th March 2020 with approximately 995 years remaining. Service charge payable, currently at £879.16 per annum and paid in two 6 month increments.



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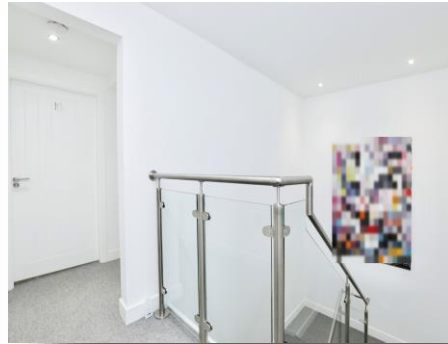
- Superb First Floor Modern Apartment
- Walking Distance to Central Bawtry
- Ideal First Time Buy
- Under floor Heating Throughout
- Open Plan Living

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 13 Mar 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY107497 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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