



**Peakes Croft, Bawtry Doncaster DN10 6RJ**



**welcome to**

**Peakes Croft, Bawtry Doncaster**

ONE BEDROOM APARTMENT in POPULAR AREA. Excellent access to central Bawtry with a wide range of LOCAL AMENITIES.



## Accommodation

### Entrance Hall

Entrance hall having two cupboards, one housing the central heating boiler.

### Lounge

15' 8" x 11' 3" ( 4.78m x 3.43m )

Main reception room having a front facing double glazed window, central heating radiator and coving to the ceiling.

### Kitchen

9' 5" x 6' ( 2.87m x 1.83m )

Kitchen having a range of wall and base units with complimentary work tops, stainless sink and drainer. Splashback tiling, front facing double glazed window and space for a fridge and cooker.

### Bedroom

10' 4" + door recess x 9' 8" ( 3.15m + door recess x 2.95m )

Double bedroom having a rear facing double glazed window and central heating radiator.

### Shower Room

Having a shower cubicle, wc and vanity wash hand basin. Heated towel rail, part tiled walls, coving to the ceiling and rear facing double glazed window with obscure glass.

## Service Charge

The service charge payable is £250.36 pcm.

In addition, we are advised that fees are incurred by the vendor upon sale of this property as a contribution to the site sinking fund. We understand this to be 1% of the purchase price X the number of years in residence. Please speak to the branch for further details.

## Agents Notes

The term of the lease is 99 years from 11/05/2001, which means there are currently approximately 75 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.



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**welcome to**

## **Peakes Croft, Bawtry Doncaster**

- First Floor Apartment
- One Double Bedroom
- Popular Over 60's Retirement Accommodation
- Great Access to Local Amenities
- Resident and Visitor Parking

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 11 May 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£75,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWY107323 - 0007

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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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