



## Peakes Croft

Bawtry, DN10 6RJ

£65,000



This one-bedroom first floor apartment in this popular over 50's development close to the centre of Bawtry is being sold with NO CHAIN complications and has recently been upgraded by the management company with the addition of new windows and a boiler. Please see Agents Notes below for further information on facilities, fees and charges. Viewing ESSENTIAL.





DESCRIPTION

The accommodation briefly comprises: Entrance Hall, Lounge, Kitchen, one double Bedroom and Shower room. The property benefits from gas central heating and double glazing, with communal gardens surrounding the development and seating along with parking spaces for residents and visitors.

Bawtry is a market town situated between Retford, and the city of Doncaster with good transport links close by via the east coast mainline and motorway network. There are regular bus services close by and a good range of amenities including shops, boutiques, restaurants, coffee shops and the Crown Hotel, together with a library, Heath Centre, dentists, gym, crown green bowling club and golf club only five minutes drive away.

ACCOMMODATION

The property is accessed via a wooden door leading into:

ENTRANCE HALL 6'9" x 5'11" (2.06 x 1.82)

Providing access to the lounge, bedroom and shower room, cupboard housing the Ideal Logic boiler and second storage cupboard with shelving.

LOUNGE 15'5" x 11'4" (4.71 x 3.47)

TV and telephone points, window to the rear elevation, spotlights to ceiling and door leading into:

KITCHEN 9'4" x 5'10" (2.87 x 1.80)

Wall and base units with complementary worktops, built in oven with grill, four ring induction hob with extractor fan over, space for fridge freezer, ceramic sink with mixer tap, spotlights to ceiling and window to the side elevation.

BEDROOM 9'9" x 10'0" (2.98 x 3.07)

Window to the side elevation and radiator.

SHOWER ROOM 6'7" x 7'2" (2.03 x 2.20)

Fitted with a three-piece suite comprising easy access shower with Mira Spirit electric shower, unit housing wash hand basin, low level flush wc with cupboards, wall panels, vinyl flooring, spotlights to ceiling and extractor fan, towel rail window to side and radiator.

EXTERNALLY

Communal gardens, seating and parking for residents and visitors.

AGENTS NOTE

We are advised Anchor Trust are the management company and there is a service charge of approximately around £210.00 per month, for further information in this regard please contact the Agent.

We are further advised that fees are incurred with regard to the sale of the property being 1% of the sale price for each year of occupation.

COUNCIL TAX

Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'A'

TENURE - LEASEHOLD

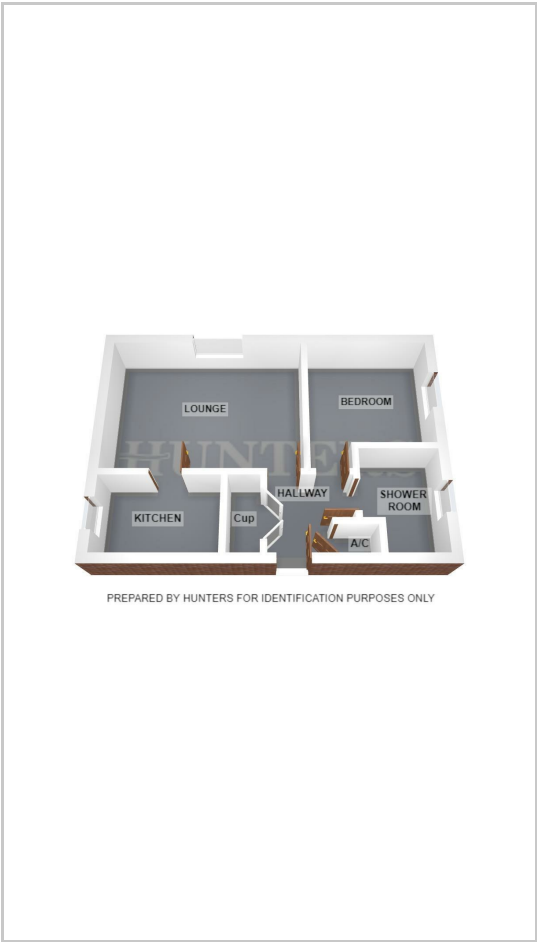
189 year lease commencing 28 July 2000 and expiring 27 July 2189.

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

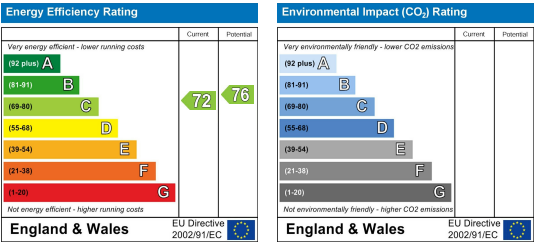
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.