



51 Peakes Croft, Bawtry, Doncaster, DN10 6RJ

**Offers In The Region Of £85,000**

A one bedroom first floor flat, OFFERED FOR SALE WITH NO UPWARD CHAIN. The property forms part of an over 60's complex with on call warden and 24 hour Emergency Alarm Call Service, laundry room, day room and Visitors Suite. Standing in communal landscaped gardens the flat enjoys elevated roof-top views over Bawtry whilst benefitting from GAS CENTRAL HEATING FROM A NEWLY INSTALLED COMBI BOILER AND RADIATORS AND PARKING. The accommodation briefly comprises: Ground floor communal Hall with stairs to first floor, Entrance Hall, spacious Lounge, Kitchen, double Bedroom and Bathroom.

Bawtry is a highly regarded and well-served market town with an extensive complement of shops, pubs and restaurants together with Doctors Surgery/Health Centre within 50 yards, Library and nearby bus route to Doncaster, Retford and Gainsborough.

## ENTRANCE HALL



With two large storage cupboards, one housing the newly installed 'Ideal' gas combination boiler

## LOUNGE 15'8" x 11'4" (4.8 x 3.46)



With picture window enjoying Southerly aspect roof top views of Bawtry. radiator

## KITCHEN 9'4" x 6'0" (2.87 x 1.84)



With gloss finish base and wall cupboards and inset stainless steel sink set beneath the picture window. Space for cooker, dishwasher and fridge/freezer, radiator

## BEDROOM 10'2" x 9'7" (3.11 x 2.93)



With radiator and window

## BATHROOM 7'3" x 6'6" (2.21 x 2)



Comprising a panelled bath, pedestal wash hand basin and W.C. Radiator and opaque glazed window

## MATERIAL INFORMATION

Council Tax Band: A

Tenure : Leasehold-99 years from 2000. Service charge £222.88 per month covering boiler maintenance, building insurance and maintenance of communal areas. No ground rent.

Sinking Fund charge-1% of the original purchase price, multiplied by the number of years resided in the property, is paid by the leaseholder at the point of sale.

Property Type First floor Flat

Construction type Brick

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type On-street

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

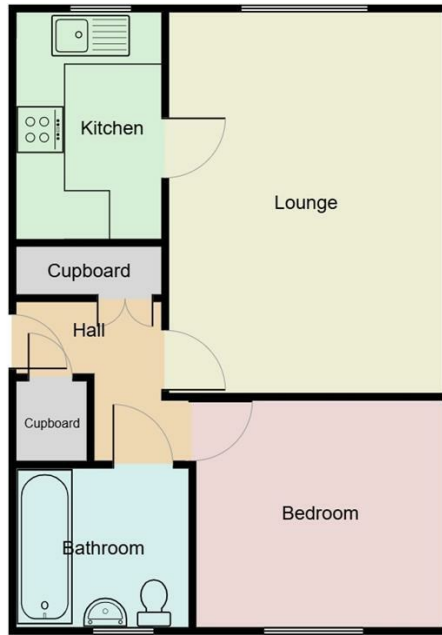
We advise all clients to discuss the above points with a conveyancing solicitor.

## GENERAL INFORMATION

Please note this property comes under Section 21 of the

Estate Agents Act in that it is owned by a member of our staff.

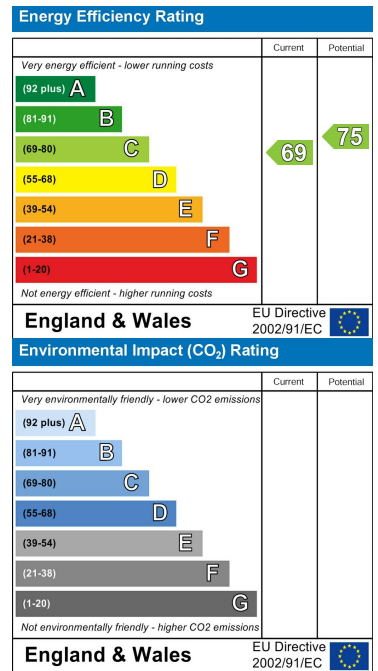
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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