

Peakes Croft, Bawtry Doncaster DN10 6RJ

william h brown

welcome to

Peakes Croft, Bawtry Doncaster

VENDOR OFFERING ONE OFF £5K SERVICE CHARGE CONTRIBUTION!! Lovely TWO BEDROOM BUNGALOW, on an OVER 60'S Retirement Development in Bawtry. Benefitting from Residents and Visitors PARKING, COMMUNAL GARDENS and NO CHAIN. Viewing is highly recommended!













Ground Floor Accommodation

Entrance Hall
Having a storage cupboard and a central heating radiator.

Lounge
Spacious lounge featuring a front facing double glazed window, a central heating radiator, coving to the ceiling and fitted carpet.

Kitchen
Fitted with a range of wall and base units, worktop over and an inset stainless steel sink with drainer. Having space for a washing machine and cooker. Rear facing double glazed window and a central heating radiator.

Bedroom One
Double bedroom having a front facing double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two
Second good size bedroom with a rear facing double glazed window and a central heating radiator.

Bathroom
Fitted with a bath, wash hand basin and a wc. Rear facing double glazed window with obscure glass, and tiled splashbacks.

External
Having well maintained communal gardens on site and residents/visitors parking.

Leasehold Details
The term of the lease is 99 years from 28/09/2015, which means there are currently approximately 89 years remaining.

Service Charge & Reserve Fund
Annual service charge payable, currently at £3,459.72 (£288.31 per month) with a review taking place on the 1st April each year.
In addition, we are advised that fees are incurred by the vendor upon sale of this property as a contribution to the site reserve fund. This is calculated at 1% of the purchase price X the number of years in occupation.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- VENDOR OFFERING ONE OFF £5K SERVICE CHARGE CONTRIBUTION!
- OVER 60'S Retirement Development
- Potential to Improve
- Two Bedroom Bungalow
- Residents and Visitors Parking

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 3459.72
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 28 Sep 2015. 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

£120,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY108089

The Property Ombudsman

Property Ref:
BWY108089 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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