

Peakes Croft, Bawtry Doncaster DN10 6RJ

william h brown

welcome to

Peakes Croft, Bawtry Doncaster

MOVE IN READY.... Beautifully presented GROUND FLOOR APARTMENT, situated on this Over 60's development in the heart of Bawtry. Living Room, kitchen, one bedroom and Shower Room. Benefitting from DOUBLE GLAZED WINDOWS, GAS CENTRAL HEATING with a NEW BOILER recently installed. Early viewing advised













Entrance Hall
Accessed via the communal entrance to the block of four apartments. Benefiting from a cloaks cupboard and useful storage cupboard.

Lounge
Spacious main reception room with a front facing double glazed window, central heating radiator and coving to the ceiling. Access to the Kitchen.

Kitchen
Stylish kitchen fitted with a good range of wall and base units with complimentary work tops and an inset sink with drainer. Benefitting from an integrated oven, hob and fridge freezer. Front facing double glazed window, central heating radiator and wall mounted boiler.

Bedroom
Double bedrooms with a rear facing double glazed window overlooking a garden area and having a central heating radiator.

Shower Room
Modern shower room fitted with a shower cubicle with electric shower, vanity wash hand basin and wc. Rear facing double glazed window with obscure glass, chrome heated towel rail and easy wipe wall panelling.

Service Charge & Reserve Fund
The service charge payable is £254.31 per month. 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. 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.

Leasehold Details
The term of the lease is 99 years from 23/03/2004, which means there are currently approximately 77 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.

Agents Notes
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.

welcome to

Peakes Croft, Bawtry Doncaster

- Immaculate Ground Floor Apartment
- Over 60's Development
- Modern Kitchen and Bathroom
- One Bedroom
- Spacious Living Room

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 3051.72
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 23 Mar 2004. 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

£90,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY108479

The Property Ombudsman

Property Ref:
BWY108479 - 0002

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.

william h brown

01302 710735

Bawtry@williamhbrown.co.uk

38 High Street, Bawtry, DONCASTER, South Yorkshire, DN10 6JE

williamhbrown.co.uk