



**Argosy Close, Bawtry, Doncaster DN10 6PP**

william  
h brown

**welcome to**

## **Argosy Close, Bawtry Doncaster**

Well-presented apartment CENTRAL TO BAWTRY, Ideal FIRST HOME or BUY TO LET. Having one double bedroom, a spacious lounge and well-equipped kitchen. Viewing is highly recommended.



## Ground Floor Flat

### Entrance Hall

Welcoming entrance hall with a central heating radiator, coving along the ceiling, a handy storage cupboard and a linen cupboard.

### Lounge

15' x 10' 5" ( 4.57m x 3.17m )

Bright and welcoming lounge, featuring a front-facing double-glazed window bringing in plenty of natural light. Includes a fitted shelving unit with built-in cupboards for extra storage, a central heating radiator for comfort, and coving to the ceiling.

### Kitchen

11' 2" x 7' 9" + door recess ( 3.40m x 2.36m + door recess )

The kitchen is well-equipped with a range of wall and base units, a worktop, and a stainless steel sink with drainer. There's tiled splashback and ample space for a cooker, washing machine, fridge freezer, and tumble dryer. Rear facing double glazed window, wall-mounted boiler and central heating radiator.

### Bedroom One

11' + recessed wardrobe x 8' 11" ( 3.35m + recessed wardrobe x 2.72m )

Double bedroom featuring a front facing double glazed window, coving to the ceiling, and a central heating radiator to keep the space warm and cosy.

### Shower Room

The shower room comprises of a shower cubicle, WC, and pedestal wash hand basin. It features coving to the ceiling, part tiled walls, a rear facing double glazed window with obscure glass and a central heating radiator.

### External

Communal gardens with resident parking to the rear.

### Agents Notes

Ground rent is payable, currently at £10.00 per annum. The service charge payable for 2024-2025 was £479.46 including management fee and insurance. Estimated service charges for 2025- 2026 are to be confirmed. Please speak with your conveyancer.



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## Argosy Close, Bawtry Doncaster

- GROUND FLOOR apartment
- Walking Distance to Bawtry's Amenities
- Great Commuter Links
- Ideal BTL or FIRST TIME BUYER home
- Communal Gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 479.46

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Jul 2013.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

**£95,000**



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Property Ref:  
BWY107980 - 0005

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Please note the marker reflects the postcode not the actual property

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