



Peakes Croft, Bawtry Doncaster DN10 6RJ

welcome to

Peakes Croft, Bawtry Doncaster

Offered with NO CHAIN, is this lovely ONE BEDROOM APARTMENT situated to an OVER 60's Retirement Development in Bawtry. Boasting Resident and Visitor PARKING, ON SITE LAUNDRY AND DAY ROOM and excellent access to central Bawtry with a wide range of LOCAL AMENITIES.



Accommodation

Entrance Hall

Entrance hall having two cupboards, one housing the central heating boiler.

Lounge

15' 8" x 11' 3" (4.78m x 3.43m)

Main reception room having a front facing double glazed window, central heating radiator and coving to the ceiling.

Kitchen

9' 5" x 6' (2.87m x 1.83m)

Kitchen having a range of wall and base units with complimentary work tops, stainless steel sink and drainer. Splashback tiling, front facing double glazed window and space for a fridge/freezer and oven.

Bedroom

10' 4" + door recess x 9' 8" (3.15m + door recess x 2.95m)

Double bedroom having a rear facing double glazed window and central heating radiator.

Shower Room

Having a shower cubicle, wc and vanity wash hand basin. Heated towel rail, part tiled walls, coving to the ceiling and rear facing double glazed window with obscure glass.

External

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

Service Charge

The service charge payable is £250.36 pcm.

In addition, we are advised that fees are incurred by the vendor upon sale of this property as a contribution to the site sinking 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.

Agents Notes

The term of the lease is 99 years from 11/05/2001, which means there are currently approximately 74

years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.

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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welcome to

Peakes Croft, Bawtry Doncaster

- First Floor Apartment
- One Double Bedroom
- Popular Over 60's Retirement Accommodation
- Great Access to Local Amenities
- Resident and Visitor Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 3004.32

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 11 May 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£75,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY108206 - 0003

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.

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