

# HUNTERS®

HERE TO GET *you* THERE



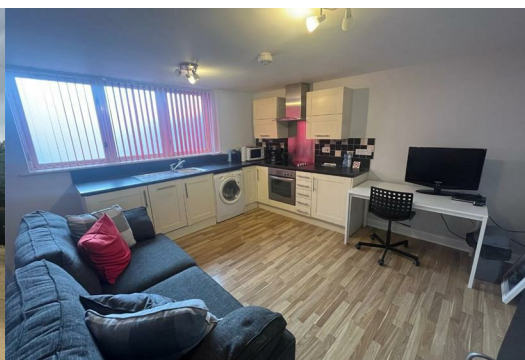
## Market Place

Bawtry, DN10 6JL

Offers In The Region Of £80,000



PRICED TO SELL WITH NO CHAIN! Hunters are delighted to offer this one bedroom ground floor flat which is situated close to the centre of the market town of Bawtry and will mainly appeal to investors as it is tenanted with a current yield of 7% pa. VIEWING is strongly recommended.





## DESCRIPTION

The property briefly comprises: Kitchenette, double Bedroom and Shower Room, whilst externally there is a communal garden area with access from Tickhill Road. Bawtry is a popular market town with many shops, boutiques, hotel, pubs and restaurants together with Doctors surgery, sports facilities and is only a short drive from the city of Doncaster and the town of Retford which both lie on the east coast mainline.

## ACCOMMODATION

Access to the property is via a keycoded door to the rear which leads into a:

### COMMUNAL ENTRANCE HALL 3'1" x 15'1"

With door to the ground floor flat on the right hand side with a wall light to the side.

### HALLWAY 0.96m x 4.61m

Providing access to the Kitchen/Lounge area, Bedroom and Shower Room.

### OPEN PLAN KITCHEN/LOUNGE AREA 13'8" x 12'7" (4.17m x 3.85m )

Wall and base units in cream with complementary black worktops, built in New World electric cooker with induction hob and extractor fan over, integrated dishwasher and fridge, space for washing machine, stainless steel sink with mixer tap, t.v. and telephone points, wood panel flooring, spot lights and smoke alarm to ceiling, windows to the rear elevation and wall mounted electric heater.

### BEDROOM 10'1" x 9'7" (3.08m x 2.93m )

TV point, window to the rear elevation and wall mounted electric heater.

### SHOWER ROOM 6'2" x 5'11" (1.88 x 1.80)

Built in shower unit, tiling and Galaxy electric shower, pedestal sink with mixer tap and vanity unit over, low level flush w.c., tiling to floor and spotlights to ceiling.

## COUNCIL TAX

Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'A'

## TENURE - LEASEHOLD

125 year lease commencing 1 January 2009 with a ground rent fee of £120.00 p.a.

The service charges are assessed yearly by the management company and divided equally amongst the six owners. The last statement we have seen shows these to be £693 per annum in October 2023.

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

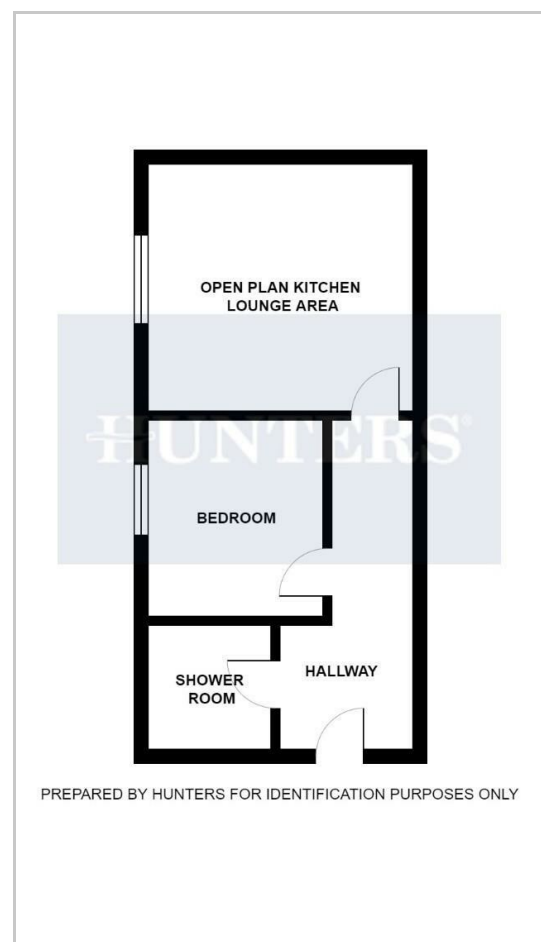
6 High Street, Bawtry, DN10 6JE

Tel: 01302 710773 Email: [Bawtry@hunters.com](mailto:Bawtry@hunters.com) <https://www.hunters.com>

## Area Map



## Floor Plans



## Energy Efficiency Graph

