



## Peakes Croft

Bawtry, DN10 6RJ

£97,500



This one-bedroom ground floor apartment has been modernised and improved to a high standard by the current owner and early viewing is STRONGLY recommended to appreciate the accommodation now on offer in this popular over 60's development close to the centre of Bawtry. Please see Agents Notes for further information on fees and charges.



## Description

The accommodation briefly comprises: Entrance Hall, Lounge, Kitchen, one double Bedroom and Shower room, the property benefits from gas central heating and double glazing, with communal gardens surrounding the development and seating along with allocated parking spaces.

Bawtry is a market town situated between Retford, Gainsborough and the city of Doncaster with good transport links close by via the east coast mainline and motorway network. There is a good range of amenities including shops, boutiques, restaurants, and the Crown Hotel, together with a library, Heath Centre, dentists, gym, crown green bowling club and golf club only 5 minutes' drive away.

## Accommodation

The property is accessed via the main secure entrance which leads into the reception area and fire door to the apartment leading into:

Entrance Hallway 6'8" x 5'11" (2.05m x 1.81m)

Providing access to the lounge, bedroom, and shower room with storage cupboard housing coat hanger, fuse box, and smart meter plus further cupboard with shelf and gas meter.

Lounge 14'9" x 11'2" (4.50m x 3.41m)

TV point, window to the rear elevation, radiator and door leading into:

Kitchen 8'1" x 5'11" (2.48m x 1.81m)

Tiled throughout with wall and base units with complimentary worktops, built in Cooke and Lewis electric oven with four ring induction hob and extractor fan over, spaces for washing machine and fridge freezer, stainless steel sink with mixer tap, wall mounted Logic boiler and window to the side elevation.

Bedroom 9'9" x 9'9" (2.99m x 2.99m)

Window to the front elevation and radiator.

Shower Room 6'4" x 6'11" (1.94m x 2.13m)

Tiled throughout with walk in shower unit, rainfall shower head and separate handheld unit, wash hand basin with cupboards under, low level flush wc, vanity unit, two towel holders, towel rail, wooden panel flooring, vertical radiator and obscure window to the front elevation.

## Externally

There are communal gardens and an allocated parking space.

## Agent Note

We are advised Anchor Trust are the management company and there is a service charge of approximately £222.88 per month, for further information in this regard please contact the Agent.

We are further advised that fee are incurred with regard to the sale of the property being 1% of the sale price for each year of occupation.

## Council Tax

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

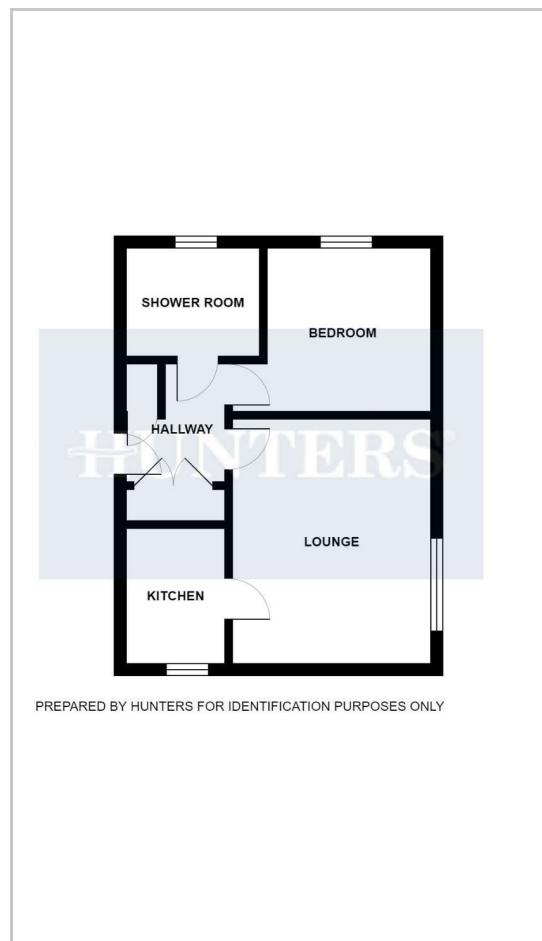
## Tenure - Leasehold

A lease of 189 years commencing 3 May 1996 and expiring 2 May 2185 with approximately 161 years remaining.

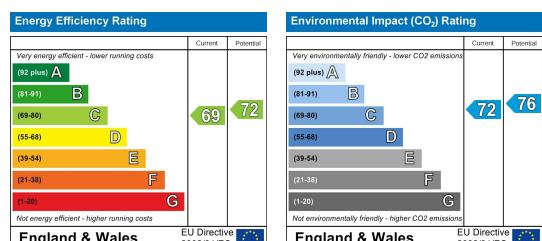
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.