



## Peakes Croft

Bawtry, DN10 6RJ

Offers In The Region Of £80,000



Peakes Croft' is an over 60's purpose built development with the benefit of on call warden, 24 hour emergency alarm call service, communal landscaped and well maintained gardens, laundry and popular day room for use by all. Conveniently situated close to the town centre of Bawtry this first floor flat is priced to sell and viewing is RECOMMENDED for those looking for a quiet retreat with good access to amenities.



## DESCRIPTION

The property briefly comprises Entrance Hall, Lounge, Kitchen, Bedroom and Shower Room. Outside are communal gardens with seating and parking. The property benefits from gas central heating and double glazing. Bawtry is a market town with a wealth of amenities including shops, boutiques, schools, health centre, pubs and restaurants, sports facilities including a crown green bowling club and golf club on the outskirts of the town in Austerfield.

### ENTRANCE HALL 6'7" x 6'1" (2.02 x 1.86)

Providing access to the Lounge, Bedroom and Shower Room, storage cupboard housing the boiler and separate airing cupboard.

### LOUNGE 16'1" x 11'3" (4.91 x 3.45)

Wooden fireplace with mantle over housing electric fire, t.v. aerial, window to the front elevation, radiator and door leading into:

### KITCHEN 9'5" x 6'0" (2.88 x 1.85)

Fitted with wall and base units with complementary work surface, space for electric oven, space for fridge, stainless steel sink with tiled splashback, window to the front elevation.

### BEDROOM 9'8" x 10'3" (2.97 x 3.13)

Built in wardrobes, telephone point, window to the rear elevation and radiator.

### SHOWER ROOM 6'6" x 7'1" (2.00 x 2.18)

Corner shower unit housing a Triton electric shower, wash hand basin, low level flush w.c., heated towel radiator, vinyl flooring, extractor fan, tiled walls and obscure window to the rear elevation.

## EXTERNALLY

There are communal gardens and communal parking close to the apartment.

## AGENTS NOTE

We are advised the current service charge is £222.88 per month and includes the maintenance of the communal areas, building insurance, boiler maintenance and other items.

There are fees associated with the sale of this property and interested parties are advised to contact the Agent for more details.

## COUNCIL TAX

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

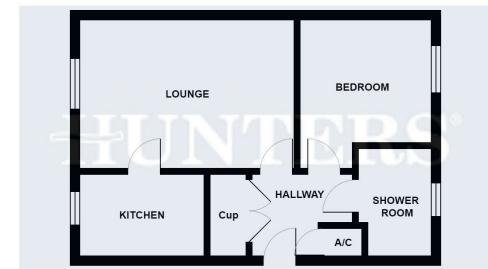
## TENURE - LEASEHOLD

99 year lease from 11 May 2001.

## Area Map

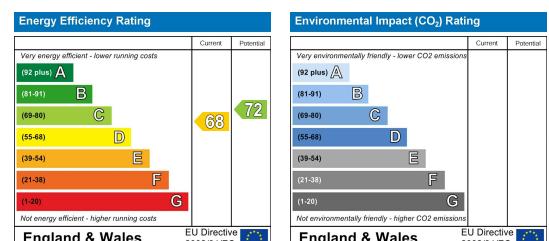


## Floor Plans



PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

## 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.