HUNTERS®

HERE TO GET *you* THERE



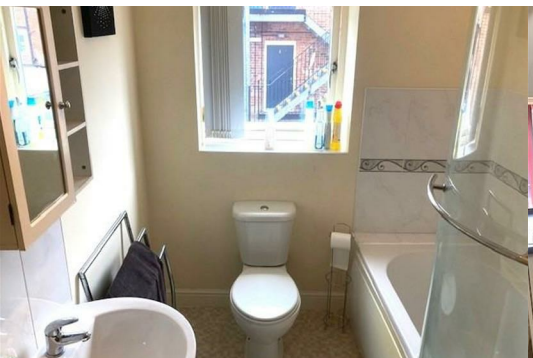
Market Place

Bawtry, DN10 6JL

Offers In The Region Of £87,500

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This ONE BEDROOM first floor DUPLEX APARTMENT is an ideal INVESTMENT OPPORTUNITY being sold with a TENANT INSITU and currently achieving £550.00 per calendar month, yielding approximately 7% return. Viewing is HIGHLY recommended.







DESCRIPTION
Briefly the property comprises secure access, entrance hall, lounge with open plan kitchen, bathroom and mezzanine bedroom. The property benefits from electric heating and double glazing and the apartment is ideally situated close to the centre of Bawtry which offers a wealth of amenities including shops, restaurants, boutiques and the well renowned Crown Hotel and is ideally situated for access to the motorway network via the A1M and the east coast mainline is only a short drive away.

ACCOMMODATION
Access is via a communal secure ground floor door which leads to the stairs and the two first floor apartments.

ENTRANCE HALLWAY 3'7" x 6'9" (1.11m x 2.08m)
A wooden door with spy hole leads into the Entrance Hall which has a coat hanger and provides access to the Lounge and Bathroom, and has a wall mounted fuse box.

OPEN PLAN LOUNGE KITCHEN 13'0" x 20'11" (3.97m x 6.40m)
Central staircase leading to the Bedroom.
The lounge area has TV point, two windows to the side elevation and electric wall heater, whilst the kitchen area has wall and base units in cream with complementary black worksurface, built in New World oven, induction hob with extractor fan over, integrated fridge, space for washing machine, vinyl flooring, spotlights to ceiling, smoke alarm, velux windows and wall mounted electric heater.

BATHROOM
Matching white suite comprising panel bath with shower over, pedestal wash hand basin, low level flush wc,, vanity unit and window to side

BEDROOM 9'8" x 19'3" to maximum dimensions (2.96m x 5.88m to maximum dimensions)
TV point, spotlights to ceiling, smoke alarm, three velux windows and wall mounted electric radiator.

EXTERNALLY
There is a communal garden area and bin store.

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

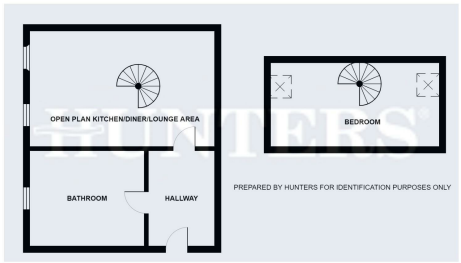
TENURE - LEASEHOLD
125 years from 1 January 2009.
Ground rent £120.00 pa
The service charges are assessed yearly by the management company and divided equally amongst the six owners. The last statement we have seen shows these to be £693 per annum in October 2023.

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 at £45.00 + VAT

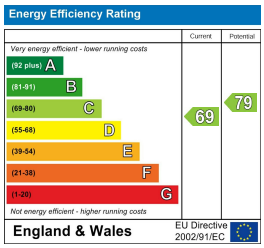
Area Map

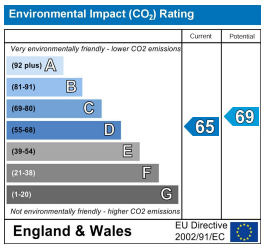


Floor Plans



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.

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