



Regent Court Station Road, Bawtry Doncaster DN10 6TL

welcome to

Regent Court Station Road, Bawtry Doncaster

Stylish apartment CENTRAL TO BAWTRY, OPEN PLAN living. MODERN and SPACIOUS, great for a first time buyer! Viewing is highly recommended.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Accommodation

Living Kitchen

17' 3" x 17' 1" + door recess (5.26m x 5.21m + door recess)

Spacious living kitchen having under floor heating, storage cupboard, spotlights to the ceiling and front facing double glazed window. Kitchen area has a range of built in units with worktop over, inset sink and benefits from integrated appliance including oven, microwave, hob, washing machine, fridge freezer and dishwasher.

Bedroom

11' 2" x 10' 4" (3.40m x 3.15m)

Double bedroom having a front facing double glazed window and under floor heating.

Bathroom

6' 9" x 5' 2" (2.06m x 1.57m)

Bathroom fitted with a bath, shower, vanity wash hand basin, and wc. Spotlights to the ceiling, tiled walls and flooring,

External

Allocated parking space in the communal courtyard.

Leasehold Details

Lease term of 999 years from and including 13th March 2020 with approximately 995 years remaining. Service charge payable, currently at £879.16 per annum and paid in two 6 month increments.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Superb First Floor Modern Apartment
- Walking Distance to Central Bawtry

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 879.16

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 13 Mar 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£90,000**



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY107497 - 0011

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 710735



Bawtry@williamhbrown.co.uk



38 High Street, Bawtry, DONCASTER, South
Yorkshire, DN10 6JE



williamhbrown.co.uk