



Apartment 36 The Old Market Market Street, Rotherham, South Yorkshire, S60 1NR

Offers In The Region Of £90,000

A modern TWO BEDROOMED THIRD FLOOR APARTMENT located in the heart of the Town Centre which will undoubtedly be of interest to the Investor. The apartment offers Lift access, fitted Kitchen, electric heating and double glazing.

Accommodation comprises: Communal secure ground floor Reception with Lift. Hall, Living Room enjoying views of the Minster, fitted Kitchen, two Bedrooms and family Bathroom.

HALL

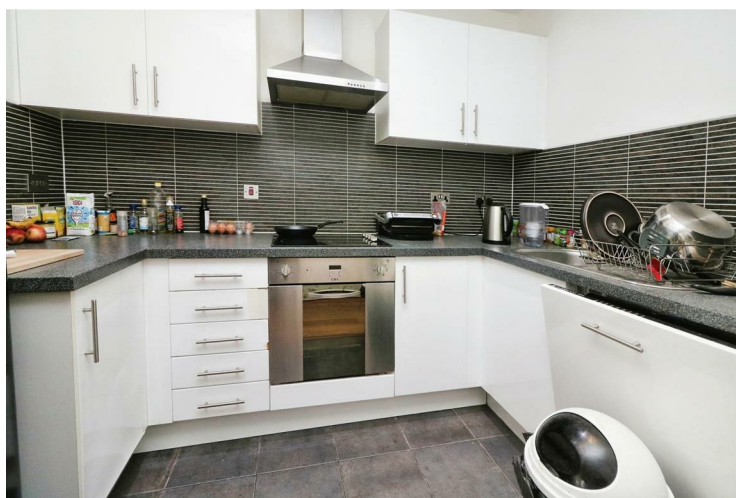
With intercom access system electric radiator, laminate flooring and two built-in cupboards (one having plumbing for a washing machine)

LIVING ROOM 19'11" x 10'10" (6.08 x 3.31)



A bright and spacious room, overlooking the Minster, with three deep picture windows, electric radiator and laminate flooring

KITCHEN 9'1" x 5'10" (2.77 x 1.8)



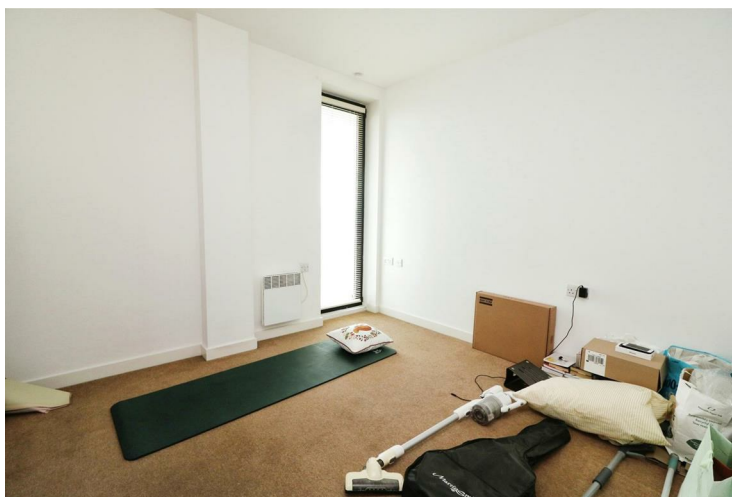
With inset stainless steel sink unit, integrated halogen hob and electric oven with high level extractor canopy, integrated dishwasher

BEDROOM ONE 11'11" x 10'2" (3.64 x 3.1)



With electric radiator

BEDROOM TWO 10'9" x 10'2" (3.3 x 3.1)



With electric radiator

BATHROOM 7'7" x 5'6" (2.32 x 1.7)



Comprising a panelled bath with shower and screen, close coupled W.C and wash hand basin, heated towel rail and polished tiled floor

MATERIAL INFORMATION

Material information

Council Tax Band C

Tenure Leasehold-160 years from 28/09/2006

Property Type Third floor Apartment

Construction type

Heating Type Electric heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type None

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type None

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

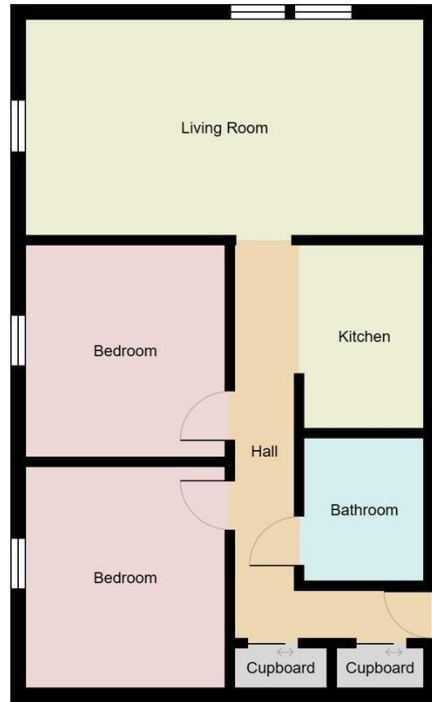
All buyers are advised to check the Coal Authority website to gain more information on if this property is

a f f e c t e d b y c o a l m i n i n g .

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyance solicitor.

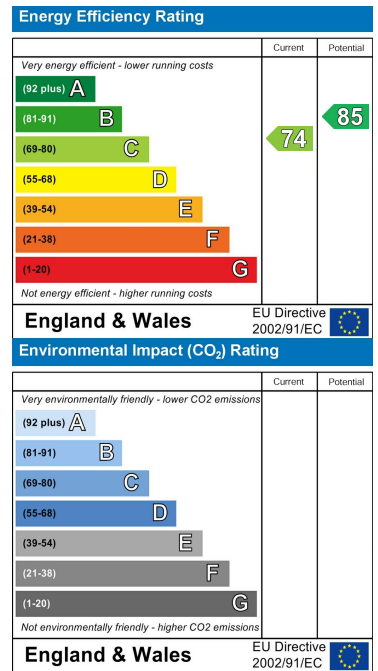
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: **Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

