



3 Ridgemount Court Mountenoy Road, Rotherham, S60 2AJ

Offers In The Region Of £80,000

A viewing is recommended of this one bed roomed second floor flat may particularly appeal to a First Time buyer or buy to let. In need of modernising. Located in a private complex with ample visitor parking and a garage. Fitted kitchen, bathroom, lounge and bedroom with fitted wardrobes. Located within walking distance to Rotherham town Centre and the Rotherham Hospital. Good transport networks to Rotherham, Sheffield and Motorway.

Entrance Hallway

UPVC entrance door opens to entrance hallway with electric wall heater, built in cloaks cupboard with access to loft.

Kitchen 8'6 x 6'8



With base and wall units with work surfaces incorporating stainless steel sink. Electric hob, oven and extractor fan. Rear facing double glazed window. Electric wall heater, space and plumbing for washing machine. Space for fridge/freezer.

Lounge 11'10" x 11'6" (3.61m x 3.53m)



With rear facing UPVC double glazed window. Electric wall heater.

Bedroom 10'0" x 8'9" (3.05m x 2.67m)



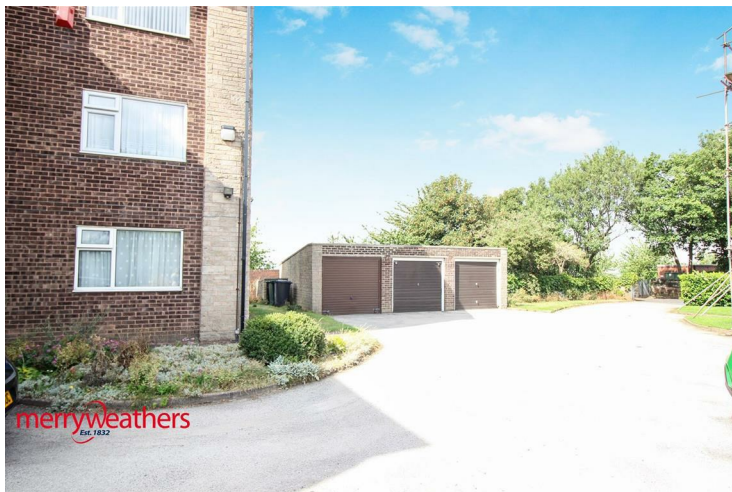
Side facing UPVC double glazed window, electric wall heater. Fitted wardrobes.

Bathroom



Three piece suite with bath, W.C. and wash basin. electric wall heater. Front facing UPVC opaque window.

Garage



Single garage with Up and over door.

Outside



Communal Lawned gardens. Ample visitor parking spaces.

MATERIAL INFORMATION

Council Tax Band A

Tenure LEASEHOLD, Lease remaining: 150 years.
£480.00 per annum for Management Fee. £20.00 per annum for ground rent.

Property Type : ONE BEDROOMED SECOND FLOOR FLAT

Construction type Brick built

Heating Type ELECTRIC HEATING

Water Supply Mains water supply

Sewage Mains drainage

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: GARAGE

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

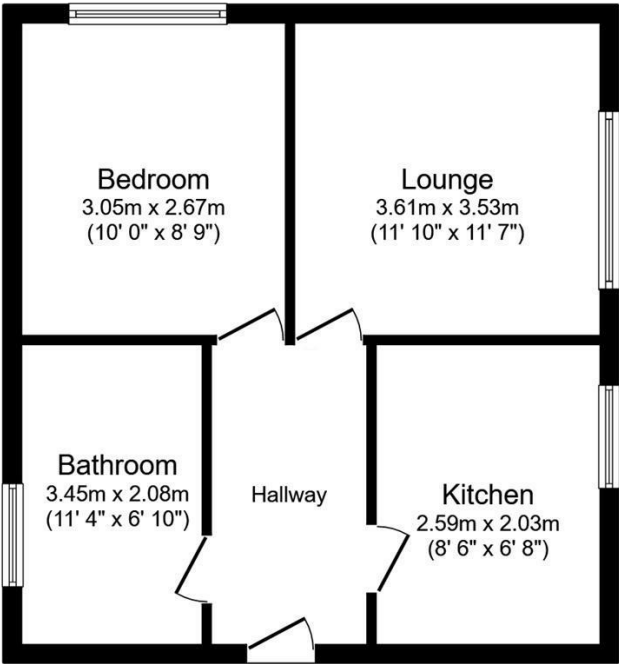
All buyers are advised to check the Coal Authority website

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

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

AGENT NOTES: To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Floor Plan



Floor Plan

Total floor area: 47.9 sq.m. (515 sq.ft.)

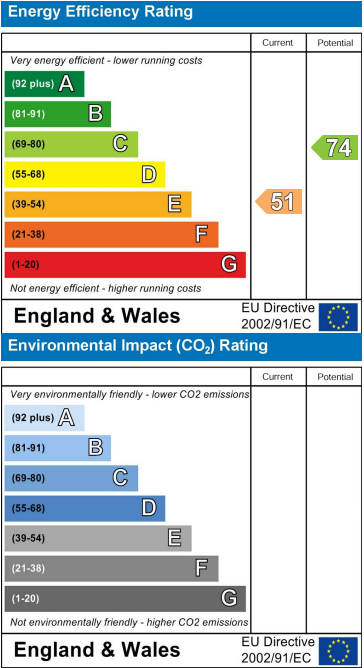
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



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.

Energy Efficiency Graph



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