



Apartment, 5 The Limes, 36 Broom Lane, Rotherham, South Yorkshire, S60 3EL  
**Offers In The Region Of £180,000**

An extremely well appointed, spacious luxury apartment in an exclusive complex in one of Rotherham's most popular suburbs.

The apartment offers the benefits of gas central heating from a combination boiler and uPVC double glazing. An undoubted feature is the lift access. The accommodation briefly comprises: Ground floor communal reception Lobby with staircase and lift. Private entrance Hall, large Lounge with Juliet balcony, open plan Kitchen with integrated appliances, master Bedroom with fitted wardrobes and En-Suite, second Bedroom and Shower room.

The apartment stands within communal grounds with secure gated entry with allocated car parking.

## **Amenities**

Well placed within walking distance of suburban shopping amenities on Broom Lane where there are bus services to Rotherham town centre and within close proximity to Rotherham town centre and the M1 motorway network Junction 33 at Whiston.

## **Directions**

From Rotherham town centre and Wellgate take the A6021 Broom Road turning right at the brow of the hill onto Broom Lane and continue along beyond the junction of Brunswick Road to the right where the development stands upon the right with the apartment being in the first block.

## **Communal Ground Floor Entrance Lobby**

With staircase and also lift access to first floor level.

## **Private Entrance Hall**

Front entrance door, intercom, central heating thermostat, central heating radiator, coving, recess spotlights to the ceiling and built-in storage cupboard with combination gas boiler.

## **Open Plan Kitchen Area 9'8" x 6'9" (2.95 x 2.08)**

With light oak finish wall, base, drawer and upstanding units with roll edge worktops and cooking facilities of a four-ring gas hob, built-in double oven and extractor hood over the hob. Microwave, fridge and freezer, integrated dishwasher, sink unit with mixer tap, tiling to the sink and work surface area.

## **Open Plan Lounge 12'11" x 19'1" (3.94 x 5.82)**

Double glazed French Doors to a Juliet balcony, television point, central heating radiator and views to the front.

## **Shower Room 6'3" x 9'1" (1.91 x 2.79)**

With w.c., wash hand basin and shower area, fully tiled floor, half wall tiling, towel rail/central heating radiator, shaver point, built-in airing cupboard with plumbing for washing machine, extractor fan, recess spotlights to the ceiling.

## **Bedroom One 11'6" x 12'4" (3.51 x 3.76)**

(minimum measurements excluding doorway recess)

Front double bedroom with double glazed window, central heating radiator, full-length wardrobes to one wall incorporating dressing area with drawers beneath.

## **En-suite Shower Room**

With w.c., wash hand basin and shower cubicle with shower. Extractor fan, towel rail/central heating radiator, shaver point.

## **Bedroom Two 7'6" x 8'11" (2.31 x 2.74)**

Side bedroom with double glazed window and central heating radiator.

## **Outside**

The property stands within communal grounds where there is also an allocated car parking space. There is secure gated entry to the development.

Floor Plan

Area Map



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Energy Efficiency Graph

