



40 Lane End View, Rotherham, S60 3HH

**£700 Per Calendar Month**

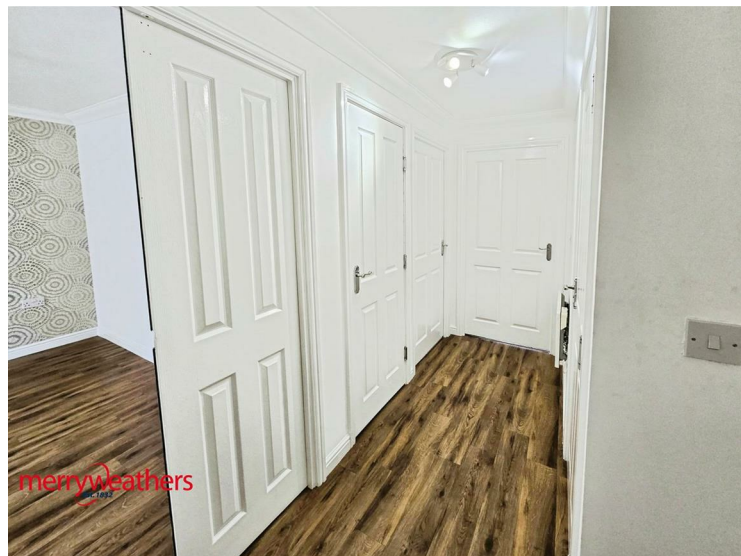
Come and take a look at this beautifully presented modern ground floor apartment located in the affluent area of Rotherham at the end of the lane. Viewing is highly recommended. This quiet location is ideal for easy access to Rotherham hospital and a short drive into the town to sample the local amenities. and attractions. Excellent for motorway links and bus routes near by.



### Communal entrance

Enter the building from the main communal door with key entry, and the apartment is to the ground floor.

### Hallway



A lovely hallway with access to all rooms, with cupboard housing the heating system.

### Lounge 16'11" x 10'2" (5.16 x 3.12)



Large open plan space nicely decorated and wooden floor with bay window and access to the kitchen.

### Kitchen 9'5" x 5'2" (2.89 x 1.60)



Offering a range of units with built in oven and hob and space for fridge freezer.

### Bathroom 10'10" x 5'6" (3.32 x 1.68)



Comprises of a white suite with shower, matching wall tiles and flooring.

### Bedroom one 10'2" x 10'3" (3.12 x 3.13)



A good sized double room with neutral decoration and carpet and wardrobes included.

### Bedroom two 10'9" x 6'7" (3.28 x 2.01)



A smaller second bedroom with neutral walls and carpet overlooking the carpark.

## External



This beautifully presented building has communal garden space and allocated parking for one car, with amply visitor spaces around the building.

## Tenancy Information

Rent: £700.00

Bond: £807.00

Holding Deposit: £161.00

EPC Rating: C

Council Tax Band: C

Property Type: Ground floor apartment

Tenure: Freehold

Parking Type: Allocated

Restrictions: N/A

Construction Type: Standard

Heating Type: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Gas Type: Mains

Electricity Supply: Mains

Building Safety: N/A

Rights and Easements: N/A

Flooding: Low

All tenants are advised to visit the Government website to gain information on flood risk.

<https://check-for-flooding.service.gov.uk/find-location>

Mobile/Broadband Coverage: All tenants 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>

Planning Permissions: N/A

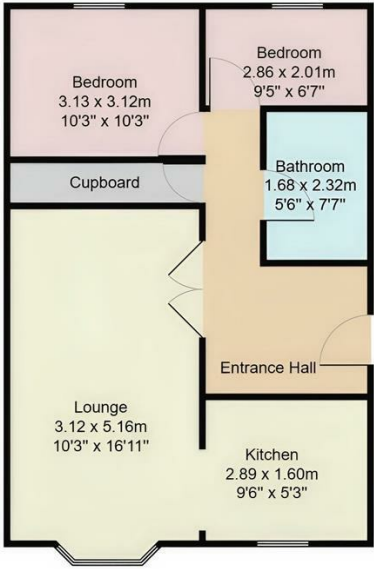
Accessibility Features: N/A

Coal Mining Area: South Yorkshire is a coal mining area

All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

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

Floor Plan



Ground Floor

Total Area: 42.7 m² ... 459 ft²

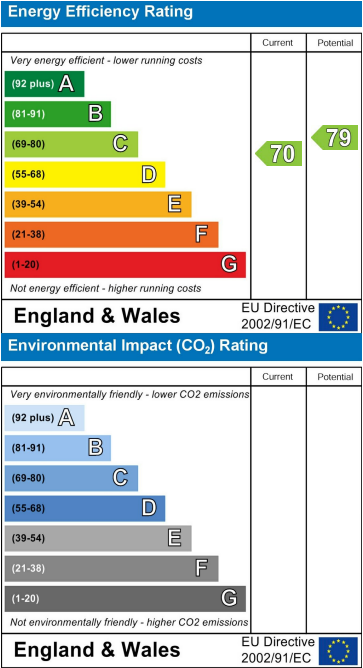


Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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