



Apartment 3 14 Moorgate Street, Moorgate, Rotherham, South Yorkshire, S60 2DA
£650 Per Calendar Month

Available from 10th August is this amazing, contemporary, one bedroom, first floor apartment for town centre living! This apartment is only a 7 minute walk to Rotherham Central Railway Station and within a stones throw to shops, bars and restaurants.

****Please note no parking available with this property****

Please call Merryweathers to book a viewing.

AMENITIES

With direct access to shopping amenities within the town centre and also a selection of bars and restaurants. The property is an ideal commuter base with the M1 motorway network, Junction 33 at Whiston within short drive where the Parkway provides ease of access to Sheffield and Rotherham Central Railway Station 0.4 miles

DIRECTIONS

Heading into the town centre from Moorgate, passing Rotherham Town Hall to the right and turn right and then left onto Moorgate Street where the apartments stand upon the right hand side.

ENTRANCE HALL



Entrance hall gives you a welcoming feel into this modern, first floor apartment.

LOUNGE/KITCHEN



Cute, compact corner kitchen comprising integrated washing machine, dish washer, oven and electric four ring hob. Adjacent to the bright and airy lounge, decorated with plush cream carpets, neutral painted walls and spot lights to ceiling.

BATHROOM



From the hallway, 3 steps leads up to a fully fitted bathroom which has a white suite:- WC, wash basin and bath with an over the bath shower. With neutral tiled floor and walls.

BEDROOM



Spacious, double bedroom with plush cream carpets and spot lights to ceiling.

TENANCY INFORMATION

Rent: £650
Deposit: £750 or Reposit
Holding Deposit: £150
EPC Rating: C
Council Tax Band: B
Property Type: First Floor Apartment
Parking Type: NO PARKING AVAILABLE
Construction Type: Brick
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: 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>

- First Floor Apartment
- Gas Fired Central Heating
- Integrated Appliances
- One Bedroom
- Plush Cream Carpets Throughout
- Contemporary Bathroom



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		83	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

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