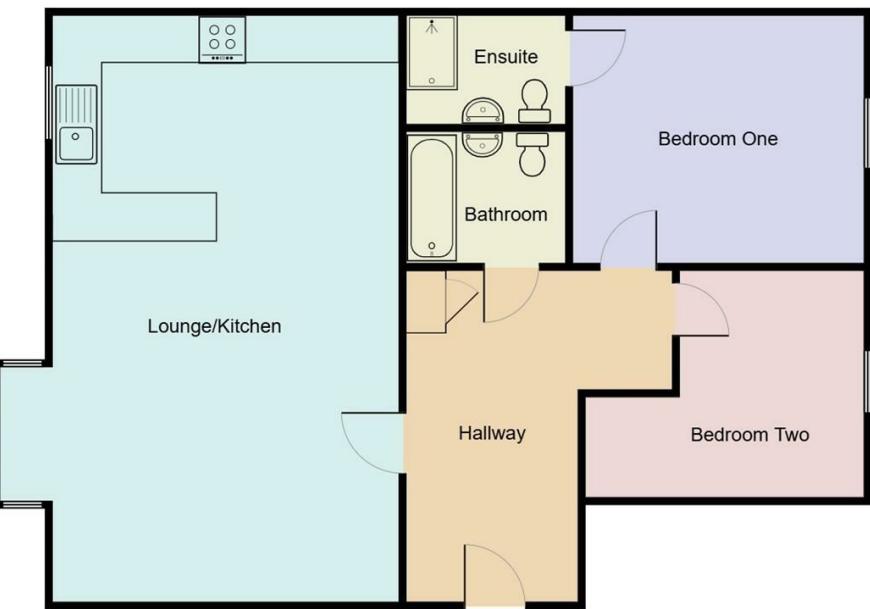


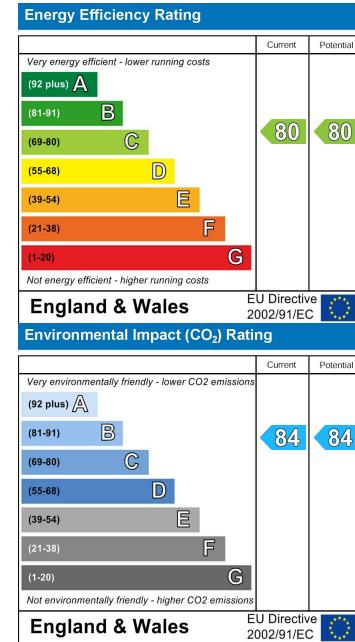
## Floor Plan



## Area Map



## Energy Efficiency Graph



**merryweathers**  
Est. 1832



8 Woodlands, Broom Lane, Rotherham, S60 3EQ

**£850 Per Calendar Month**

\*\*AVAILABLE NOW\*\* is this large, ground floor apartment situated in the sought after location of Broom which provides great public transport links, is within easy access to the motorway, near to Rotherham Town Centre and offers ample amenities such as shops, schools, pubs, Broom Lane Medical Centre and more!

Call Merryweathers to arrange your viewing before it's too late.

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Merryweathers Residential Lettings Management 14-16 Ship Hill, Rotherham, S60 2HG

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Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044



**Hallway 9'6" x 6'11" (2.90 x 2.12)**

Entrance hallway, neutrally decorated with laminate flooring. Including a built in storage cupboard and intercom phone, also providing access to:-

<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>

**Lounge/Kitchen 23'10" x 14'0" (7.28 x 4.29)**

This extremely spacious, open-plan, lounge/kitchen with neutral décor, laminate flooring and a large double glazed rear facing window which allows plenty of natural light. The kitchen offers ample cupboard space as well as integrated fridge/freezer, dishwasher, washer/dryer, oven and gas four ring hob with extractor above.

**Bathroom 5'3" x 6'3" (1.62 x 1.92)**

Includes a white, three piece suite:- bath with shower over, wash basin and WC.

**Bedroom One 10'2" x 11'10" (3.11 x 3.61)**

Is a spacious, front facing, double bedroom with laminate flooring and neutral walls also consisting of:-

**Ensuite 4'4" x 6'5" (1.34 x 1.97)**

To bedroom one, including a three piece white suite:- Standing shower unit, wash basin and WC.

**Bedroom Two 9'6" x 11'4" (2.91 x 3.46)**

Another good sized, front facing bedroom, neutrally decorated finished with laminate flooring.

**External**

Sitting on communal lawned grounds with car park which provides an allocated parking space for flat 8, as well as some visitor parking spaces.

**Tenancy Information**

Rent: £850

Deposit: £980

Holding Deposit: £196.00

EPC Rating: C

Council Tax Band: C

Property Type: Ground Floor Apartment

Tenure: Leasehold

Parking Type: One Allocated Parking

Restrictions: No Pets due to Leaseholder

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/>