



14 Heritage Court, Rotherham Road, Dinnington, Sheffield, S25 3SA

£700 Per Calendar Month

****AVAILABLE NOW**** is this beautiful, two bedroom first floor apartment. Well presented throughout and offering contemporary living, the property briefly comprises; Entrance Hall, Lounge, Kitchen, Two Double Bedrooms, Bathroom, Balcony Providing Outdoor Seating Area along with Secured Car Park and Entrance. Residents benefit from commercial units being on site which include a number of businesses such as the Co-Op supermarket, a hair & beauty salon, a pharmacy and more! The apartment complex is situated within easy reach of the M1, M18 and also A1 motorway networks, placing regional towns and cities within commuting distance.

ENTRANCE

Entrance is gained via a communal entrance door into the Entrance Lobby, which has personal letter boxes and staircase rising to the First Floor.

ENTRANCE HALL

With intercom system and providing access to:-

LOUNGE 19'7" x 9'9" (5.97m x 2.98m)



With front facing UPVC double glazed french doors out to the Balcony, laminate flooring, TV point and opening to the Kitchen.

KITCHEN 7'5 x 8'7 (2.26m x 2.62m)



Fitted with a range of wall base and drawer units with contrasting roll edge worktops incorporating a stainless steel sink and drainer unit with mixer tap, electric oven and hob with extractor fan over, integrated fridge and plumbing for a washing machine.

BEDROOM ONE 15'7" x 8'8" (4.77m x 2.66m)



Is a double bedroom with front facing UPVC double glazed window and wall mounted electric heater.

BEDROOM TWO 15'7" x 8'8" (4.77m x 2.66m)



A second front facing, double bedroom with UPVC double glazed window and electric heater.

BATHROOM 7'47 x 6'56 (2.13m x 1.83m)



Is fitted with a three piece white suite consisting of:- a rectangular bath with shower over, low flush W.C and wall mounted wash basin, partially tiled walls, extractor fan, and wall mounted heater.

OUTSIDE



The property's parking is via a security gate and allocated parking is available in the Car Park. There is a balcony which is accessed via the lounge providing an outdoor seating area.

TENANCY INFORMATION

Rent: £700

Bond: £700

Holding Deposit: £161

EPC Rating: B

Council Tax Band: A

Property Type: First Floor Apartment

Tenure: Leasehold

Parking Type: Allocated Off Street Parking

Restrictions: No Pets

Construction Type: Standard

Heating Type: Electric Heaters

Water Supply: Mains

Sewage: Mains

Gas Type: N/A

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

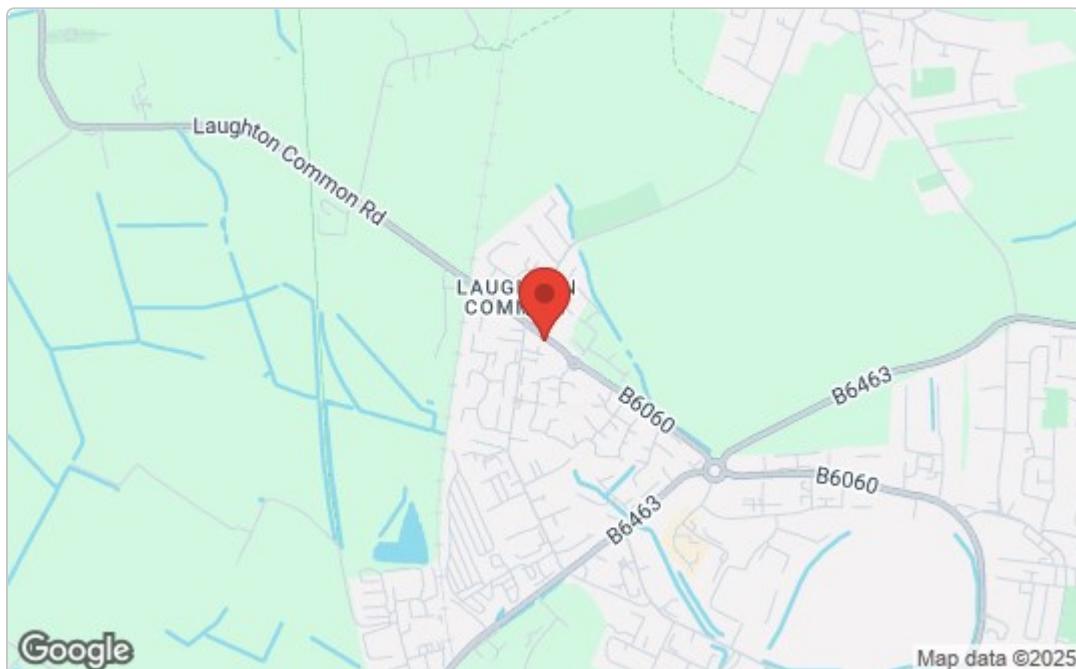
All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

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

- Two Bedroom Apartment
- Intercom System
- Amenities within a Stones Throw
- Secure Allocated Parking
- Modern Throughout
- Central Location



Area Map



Energy Efficiency Graph

www.merryweathers.co.uk

Merryweathers Residential Lettings Management

Tel: 01709 379444 E-mail: lettings@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

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

Registered in England and Wales No. 6679044

14-16 Ship Hill, Rotherham, S60 2HG

naea propertymark

The Property

mw