

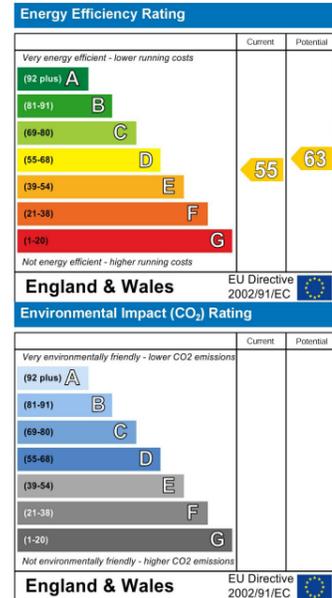
Floor Plan



Area Map



Energy Efficiency Graph



Apartment, 3A Moorgate Avenue, Rotherham, South Yorkshire, S60 2AZ

**£675 Per Calendar Month**

**\*\*Available now\*\*** is this charming, two bedroom, first floor apartment situated on a private No Through Road. This must view apartment is within walking distance to Rotherham Town Centre, Rotherham Hospital and bus routes. Further amenities such as Boston Park, shops and pubs are all within a stones throw, so it really is a prime location and it won't be available for long so contact Merryweathers before it's too late!

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

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

Tel: 01709 379444 E-mail: [lettings@merryweathers.co.uk](mailto: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



**Hallway 40'11" x 5'1" (12.48 x 1.55)**

Entrance hallway with a double storage cupboard, neutrally decorated and finished with striped carpet. Leading to:-

**Lounge 13'3" x 12'9" (4.04 x 3.89)**



This large, bright and airy lounge with beige carpet and white walls including feature electric fire with surround and a double glazed, front facing, bay window.

**Kitchen 8'4" x 10'4" (2.56 x 3.15)**



A modern, spacious, cream gloss kitchen with contrasting grey tiles and grey worktop. Including a free standing fridge/freezer, washing machine, four ring gas hob with extractor fan above and an electric oven.

**Bathroom 12'1" x 6'6" (3.69 x 2.00)**



An ample sized bathroom consisting of a four-piece white suite:- bath, standing shower cubicle, WC and wash basin. Finished with tiled floors and part tiled walls, two double-glazed windows and a heated towel rail.

**Bedroom One 13'6" x 13'7" (4.13 x 4.16)**



Is a spacious, double bedroom with neutral carpets and walls, with a double-glazed window and central heating radiator.

**Bedroom Two 9'4" x 6'7" (2.85 x 2.01)**



Front facing, single bedroom, perfect as an office or gaming room! Decorated with neutral walls and striped carpet.

**External**



Providing ample on street parking on a private, no through road.

**Tenancy Information**

- Rent: £675.00
- Deposit: £775.00
- Holding Deposit: £155.00
- EPC Rating: D
- Council Tax Band: A
- Property Type: First Floor Apartment
- Tenure: TBC
- Parking Type: On Street Parking
- Restrictions: N/A
- 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: 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>