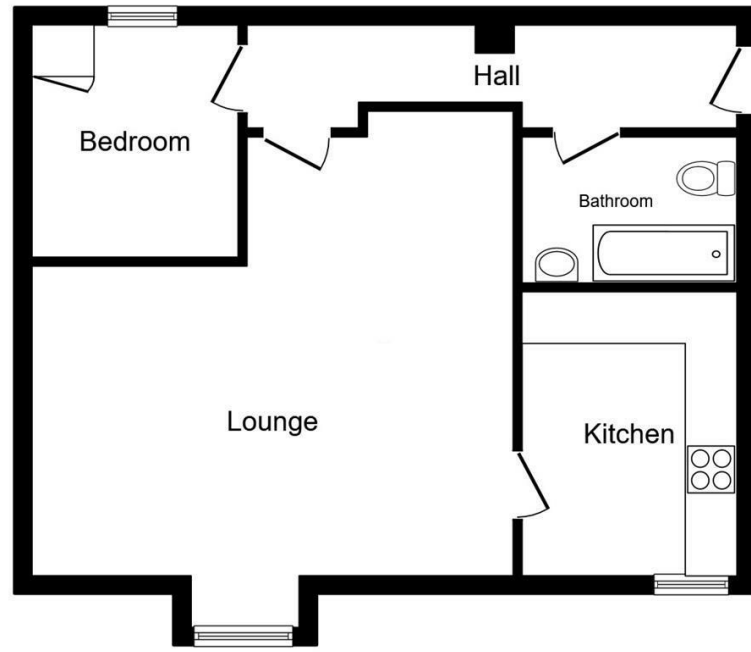


## Floor Plan



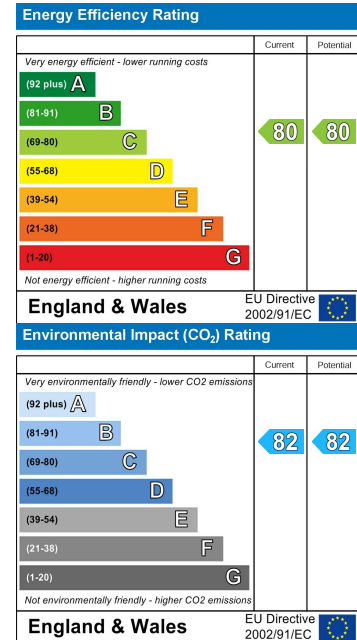
Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Area Map



## Energy Efficiency Graph



Apartment 6 14 Moorgate Street, Rotherham, South Yorkshire, S60 2DA

**£650 Per Calendar Month**

**\*\*Available Now\*\*** is this neutrally decorated, modern, second floor apartment in the prime location of Rotherham Town Centre which is perfect for amenities, public transport links and access to the motorway! This apartment is ideal for commuters, a single person or couple looking for a long term home and with our Deposit Guarantee Scheme Option (Reposit), moving in will be so much easier.

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Registered in England and Wales No. 6679044



### Entrance to Foyer

Coded main entrance door into Foyer

### Entrance Hall 19'10" x 5'4" (6.06 x 1.65)



A bright and neutral hallway with carpets, providing access to:-

### Bathroom 7'8" x 5'2" (2.34 x 1.59)



Neutrally decorated with tiled floors and part tiled walls, including a three piece white suite:- WC, wash basin and bath with shower over and glass shower screen.

### Bedroom 11'2" x 10'3" (3.42 x 3.13)



The bedroom is a cosy, neutral, double bedroom with plush, cream carpets, central heating radiator and with spotlights to ceiling.

### Lounge 20'5" x 16'10" (6.24 x 5.14)



Is extremely spacious and bright with neutral décor, cream carpets and leads to the kitchen.

### Kitchen 7'8" x 12'4" (2.35 x 3.78)



Modern, contemporary kitchen with integrated washing machine, dishwasher, oven and hob with extractor fan above and allowing space for your fridge/freezer.

### Tenancy Information

Rent: £650

Deposit: £750 or Reposit (Deposit Guarantee Scheme)

Holding Deposit: £150

EPC Rating: C

Council Tax Band: B

Property Type: Second Floor Apartment

Parking Type: No Parking Available

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>