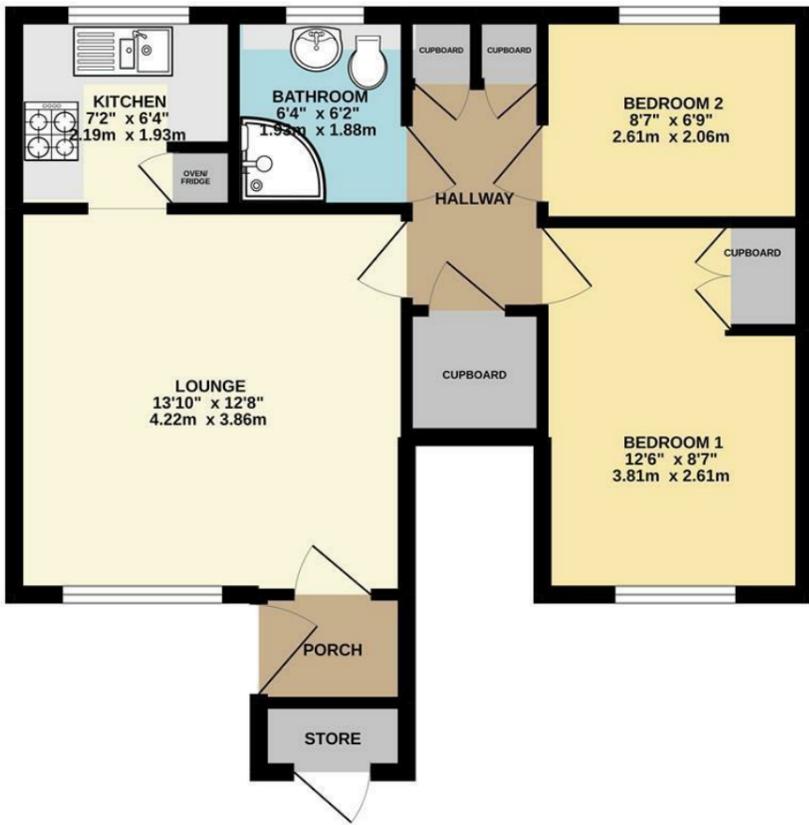


GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 496 sq.ft. (46.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any.



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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



**EADON
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ESTD 1840

EADON

31, St. Albans Court, Rotherham, S66 1FG

Offers In The Region Of £160,000

31 St. Albans Court, Wickersley,
Rotherham, South Yorkshire, S66 1FG

Description

Situated within this cul de sac complex for over 55's, is this modernized & truly well presented 2 bedroom ground floor apartment with attractive fitted kitchen & modern white fitted 3 piece shower room.

In a fantastic location situated approximately half a mile to the various shops & amenities at 'The Tanyard', the property enjoys a good size Principal bedroom with an abundance of fitted wardrobes, whilst the kitchen has integrated AEG electrical appliances such as fridge, freezer & microwave. To the inner lobby are built in storage cupboards & 1 has plumbing for a washing machine. However, there is also a communal block with lounge area & laundrette room.

There is ample parking areas around the apartments for owners & visitors along with well maintained lawned gardens to the perimeter. Although the gardens are all communal our vendor have created a lovely little patio area to the rear.

All in all, a lovely well maintained apartment which warrants an early internal inspection.

- A 2 bedroom ground floor apartment
- Very well presented throughout
- Over 55's complex with House Manager
- Communal lawned gardens & ample owner/visitor parking bays
- Ground rent inc. building insurance, windows cleaned, gardening
- Ground rent also includes all external building maintenance
- Attractive modern kitchen & shower room
- New composite front door & combination boiler fitted 2021
- Fantastic opportunity for the couple looking to downsize
- Early internal inspection highly recommended



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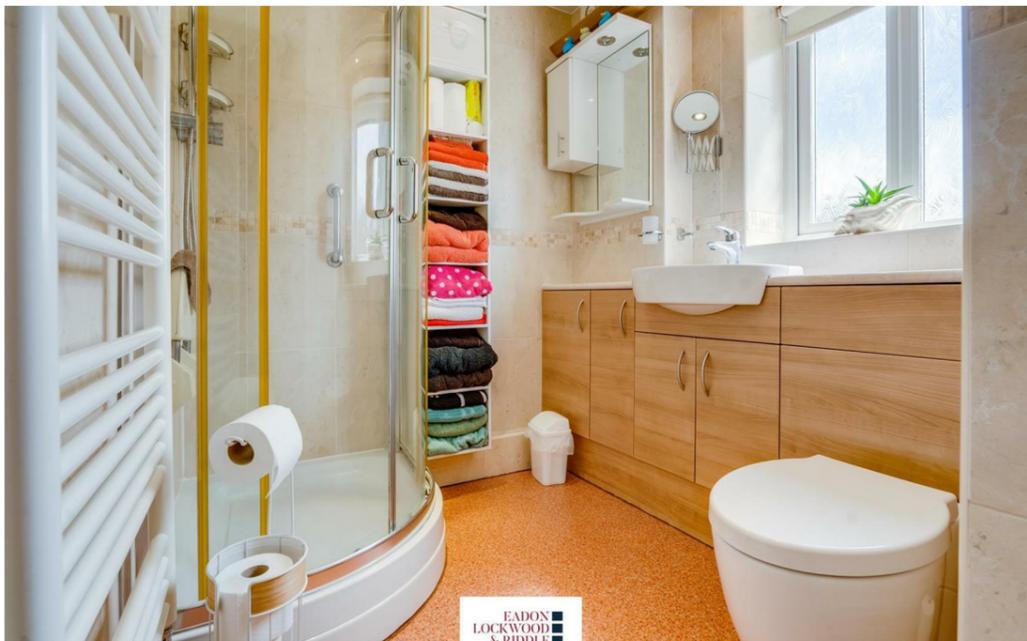
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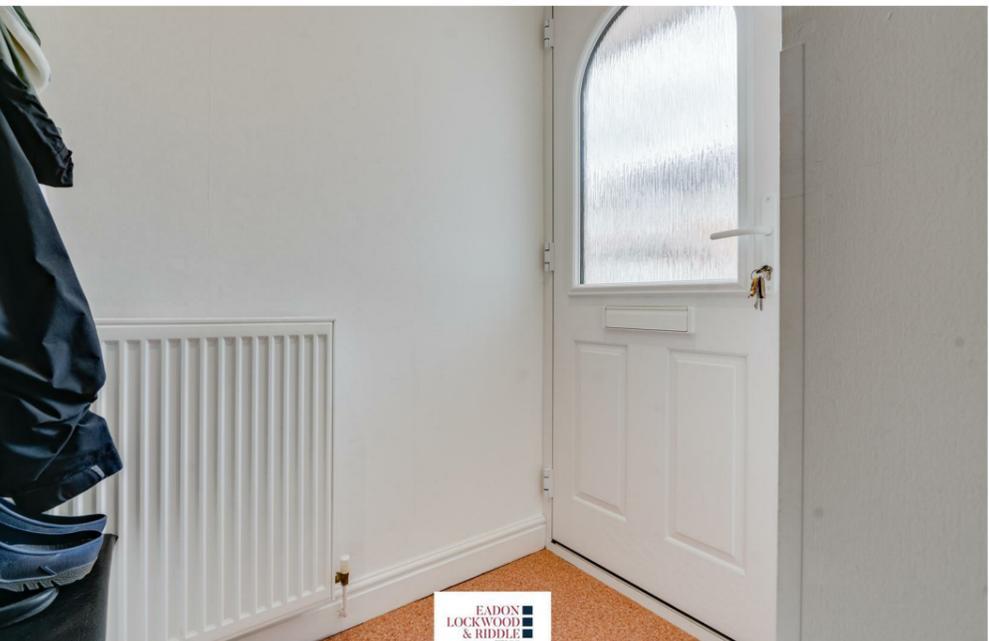
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