

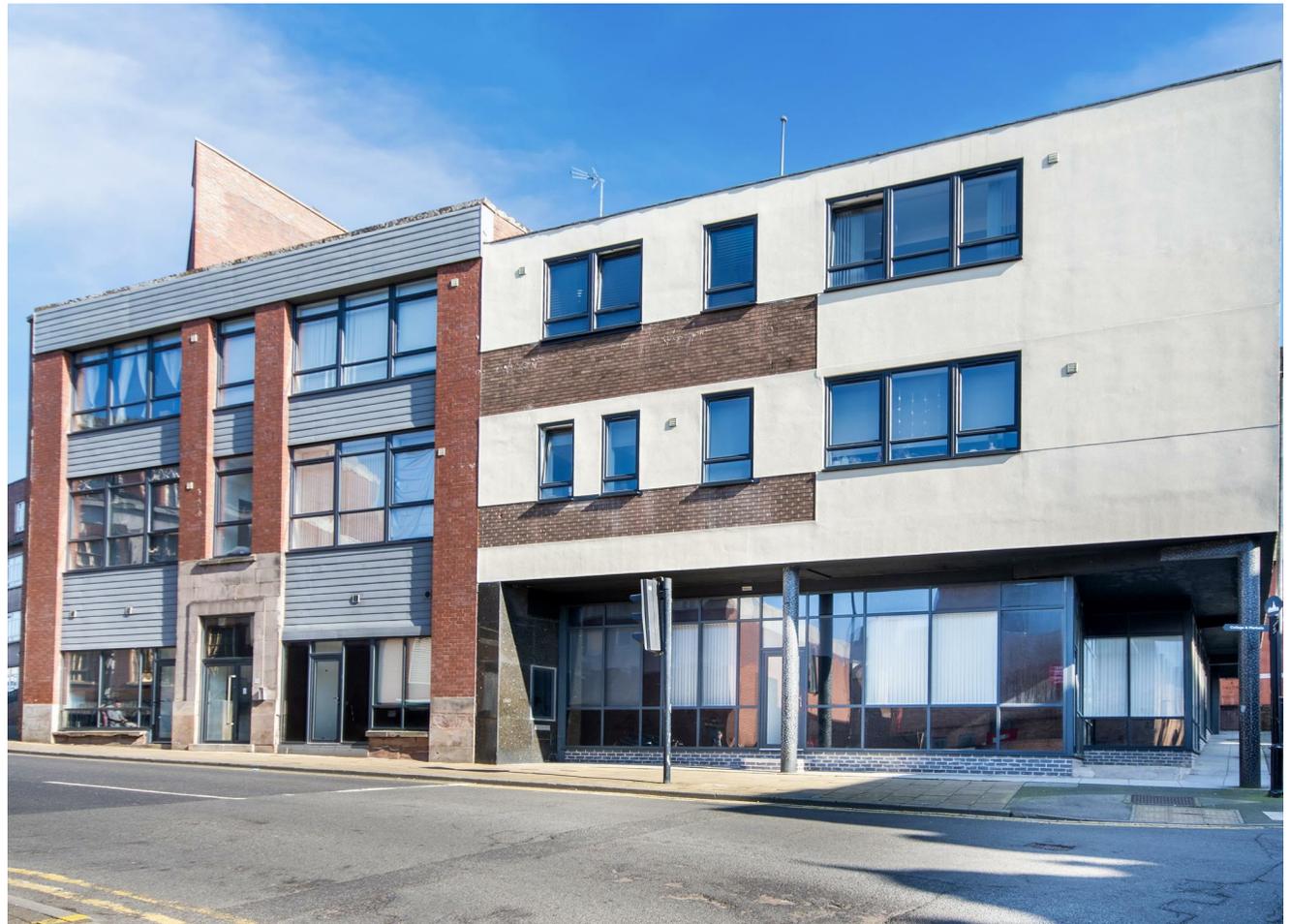


# Clifton Park View 15-21, Rotherham, S65 1DE

## Description

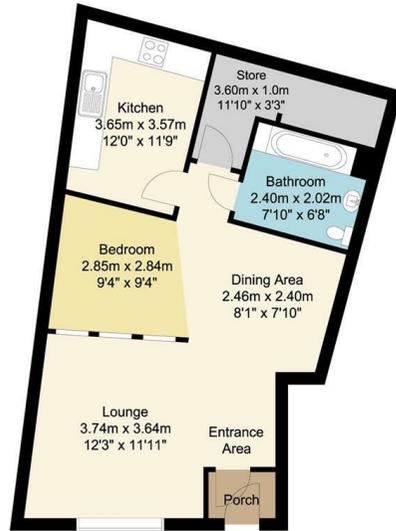
Forming part of the very smart Clifton Park View development and being located on the ground floor, this studio offers over 559 square feet of accommodation which boasts modern fixtures and fittings throughout and, due to the modern building regs, is very efficient to run. The layout has been thoughtfully designed to include a privacy wall between the lounge area and bedroom area and unlike most studios there is also a separate, well proportioned kitchen and a deep storage cupboard which is almost unheard of at this end of the market. This lovely property is also available with no onward chain and occupies a convenient position in town, close to excellent amenities which include the train station.

- All fixtures and fittings are available to buy via a separate negotiation, perfect for investors or first time buyers.
- Over 559 square feet of accommodation.
- Spacious sitting and dining areas.
- Screened double bedroom area with good proportions.
- Separate, fitted kitchen with integrated appliances.
- Modern bathroom with contemporary tiling framing the suite.
- No onward chain.
- Deep storage cupboard and separate entrance porch.
- Electric heating and modern double glazing combine to produce an EPC rating of C73.
- Council Tax Band A and a 250 year lease from 2024 with a very reasonable service charge of £819.42 per annum.





Ground Floor  
52 sq m/559.72 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2026



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