

Leasehold

Asking Price: £160,000

Hastings Court, 250 Bawtry Road,  
Rotherham, South Yorkshire, S66



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# Hastings Court, 250 Bawtry Road, Rotherham, South Yorkshire, S66

## SUPERB LOCATION, WICKERSLEY CENTRAL, TOP FLOOR APARTMENT, 730 SQUARE FEET, TWO DOUBLE BEDROOMS AND ALLOCATED PARKING

Within such a convenient location and suitable for first timer or investors a two double bedroom top floor (second floor) apartment within the ever popular development. Including central heating, double glazing and secure allocated parking to the rear the property has direct access to comprehensive amenities within the village centre including bars, restaurants and shops and short drive to the M18 and M18 motorways. Accommodation includes Hall, open plan lounge/ kitchen area with appliances, two double bedrooms and bathroom. A great commuter base offered with no upward chain.

**Communal Ground Floor Lobby** With stairs rising to the upper floors and external intercom.

**Entrance Hall** With external entrance door to landing, intercom and cloaks cupboard.

**Kitchen** 2.46 x 2.16. With a range of modern units in white with work surfaces, stainless steel sink unit and tiling to the sink and work surface area. Concealed combination gas boiler, integrated fridge freezer, gas hob with extractor and electric oven.

**Lounge** 5.31 x 4.87. A large open plan living room with two front windows.

**Bedroom One** 4.07 x 3.89. With downlights, fitted wardrobes, drawer unit and rear window.

**Bedroom Two** 2.71 x 2.69. With rear window.

**Bathroom** 2.37 x 1.77. With white suite comprising wc, wash basin and bath with shower and screen. Downlights, extractor fan, towel rail/radiator and fully tiled walls.

**Outside** There is secure automated gated entry to the rear parking area where there is one allocated car parking space.

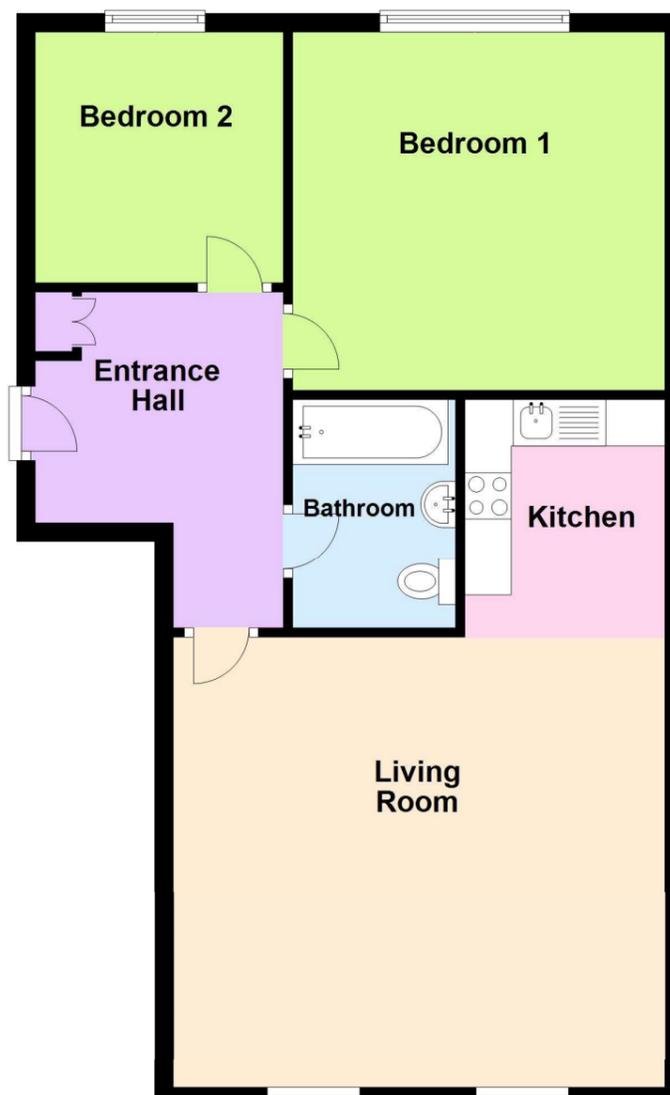


- Top floor apartment
- First timers or investors
- Great location
- Easy access to amenities and motorway
- Allocated parking
- Two double bedrooms
- No chain

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

### Ground Floor



Total area: approx. 68.4 sq. metres (736.7 sq. feet)

This plan is used for illustration purposes only  
Plan produced using PlanUp.