

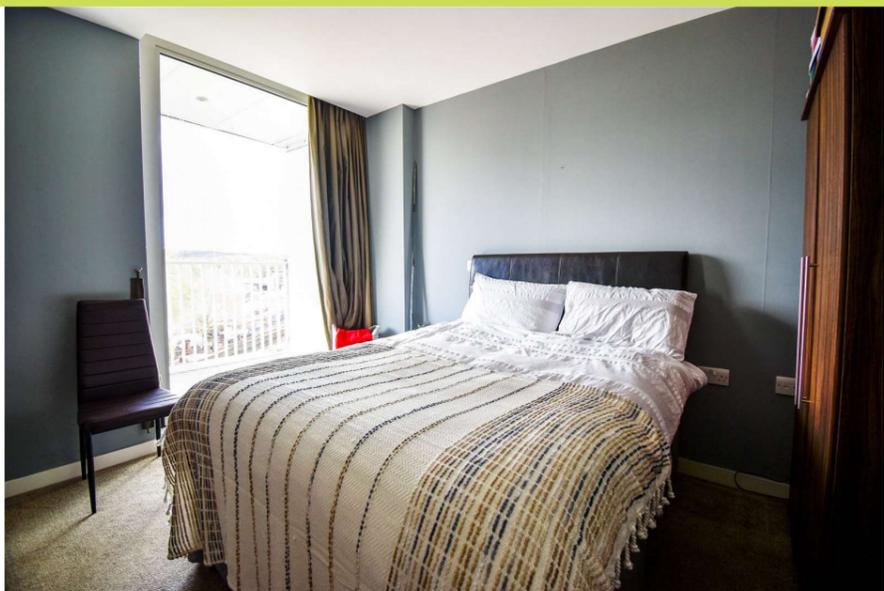
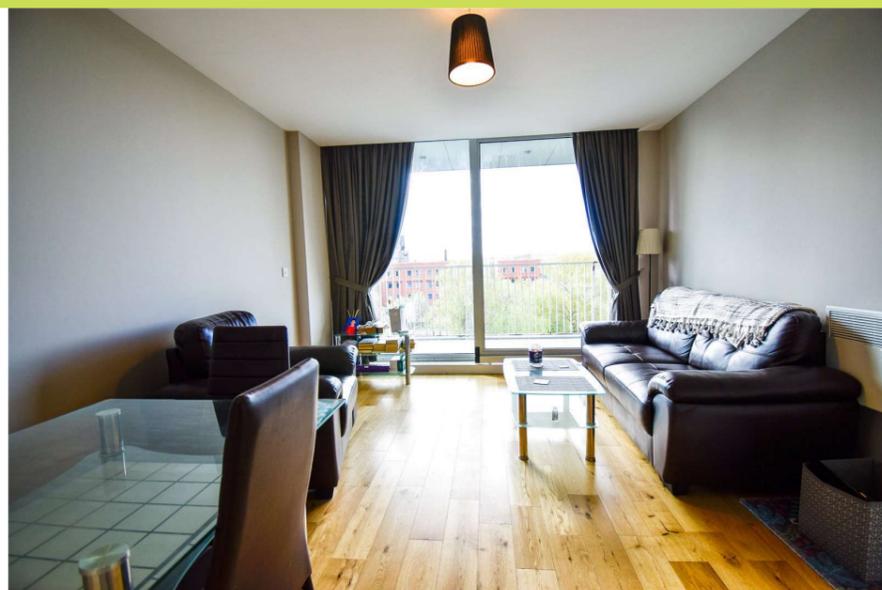
Leasehold

Asking Price: £90,000

Keppel Wharf, Market Street,
Rotherham, S60



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ATTENTION LANDLORDS AND INVESTORS! DON'T MISS THIS OPPORTUNITY!

A fantastic opportunity for a landlord/investor to purchase this tenanted one bedroom second floor apartment that takes in views over the River Don. The dwelling is ideally located to access a range of town centre amenities in Rotherham as well as the M1 motorway network and the Meadowhall shopping complex in Sheffield. Offered for sale with a tenant in situ and briefly comprising an entrance hall, open plan living/kitchen, one bedroom and a bathroom. A balcony extends the full width of the apartment with views over the river. Call Lincoln Ralph today to arrange a viewing!

Entrance Hall Having wood effect laminate flooring and a useful storage cupboard with plumbing for washing machine. Doors open to the open plan living room, bedroom and bathroom.

Open Plan Living 6.0 x 3.61. Fitted with a range of wall mounted and base level units with work surfaces incorporating a stainless steel sink with mixer tap. There is an integrated four ring ceramic hob and electric oven with extractor hood over, built in dishwasher and space for a fridge freezer. Having tiling to splashback height and partial tiling to the floor along with downlights to the ceiling. The living area has wood effect laminate flooring and UPVC double glazed sliding doors that open to the balcony.

Balcony The balcony extends the width of the apartment and takes in views over the River Don.

Bedroom 1 3.60 x 3.13. UPVC double glazed sliding doors open to the balcony.

Bathroom 2.32 x 1.70. Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and a wash hand basin with vanity mirror over. In addition there is tiling to the walls and floor, shaver point, downlights to the ceiling and an extractor fan.

Outside There is one secure underground parking space.

Note The property is being sold with a tenant in situ and is currently achieving £500 per calendar month.



- Investment opportunity
- Second floor one bedroom apartment
- Underground secure parking
- Open plan living
- Ideally located for amenities in Rotherham
- Well placed for M1 motorway network and Meadowhall
- Currently achieving £500 per calendar month
- Call Lincoln Ralph to arrange a viewing!

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



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