

Asking Price: £200,000
Share of Freehold

Broom Lane, Rotherham, South
Yorkshire, S60



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LUXURY GROUND FLOOR APARTMENT! CONVENIENT LOCATION! NO UPWARD CHAIN! VIEWING IS HIGHLY RECOMMENDED!

Viewing is highly recommended of this luxury ground floor apartment. Set within this sought after gated development the residence offers excellent access to a range of local amenities along with being within a short drive of the M1 motorway network. The accommodation briefly comprises an entrance hallway, open plan living room/kitchen, master bedroom with en-suite shower room, one further bedroom and a shower room. Outside, there are pleasant communal areas along with allocated parking. Call Lincoln Ralph today to arrange your viewing!

Entrance Hall Having coving and downlights to the ceiling and an entrance door opens to the communal areas. A cupboard houses the central heating boiler and doors open to the living area, bedrooms and bathroom.

Open Plan Living Room 6.90 x 3.95. (Both measurements are the maximum measurements) Fitted with a range of wall mounted and base level units with work surfaces incorporating a stainless steel sink with mixer tap. There is a four ring gas hob and electric oven with extractor hood over, built in fridge freezer along with plumbing for a washing machine and an integrated dishwasher. Having tiling to splashback height, decorative coving and downlights to the ceiling, front facing UPVC double glazed windows and French doors to Juliette balcony and a radiator.

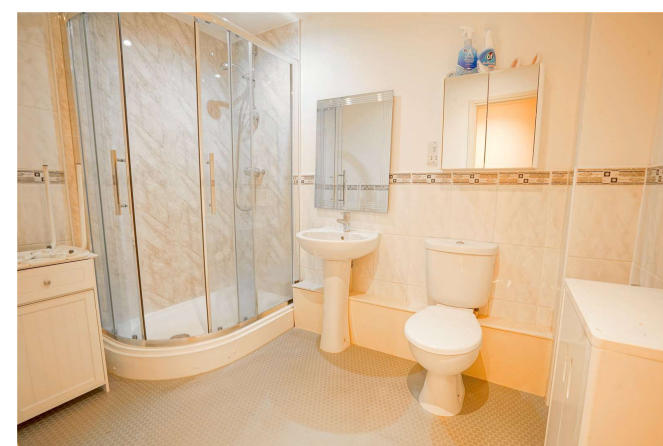
Master Bedroom 3.55 x 3.05. (The latter measurement is taken to the front of the wardrobes) Fitted with a range of wardrobes, front facing UPVC double glazed window and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room 2.44 x 1.04. Fitted with a white suite comprising a shower enclosure, low flush WC and a wash hand basin. Having tiling to splashback height and to the floor, downlights to the ceiling, extractor fan and a heated towel rail.

Bedroom 2 2.76 x 2.33. Having a side facing UPVC double glazed window and a radiator.

Shower Room 2.79 x 1.97. Fitted with a white suite comprising a shower enclosure, low flush WC and a wash hand basin. Having tiling to the walls, downlights to the ceiling, shaver point, extractor fan and a heated towel rail.

Outside A gated development with allocated and visitor parking.

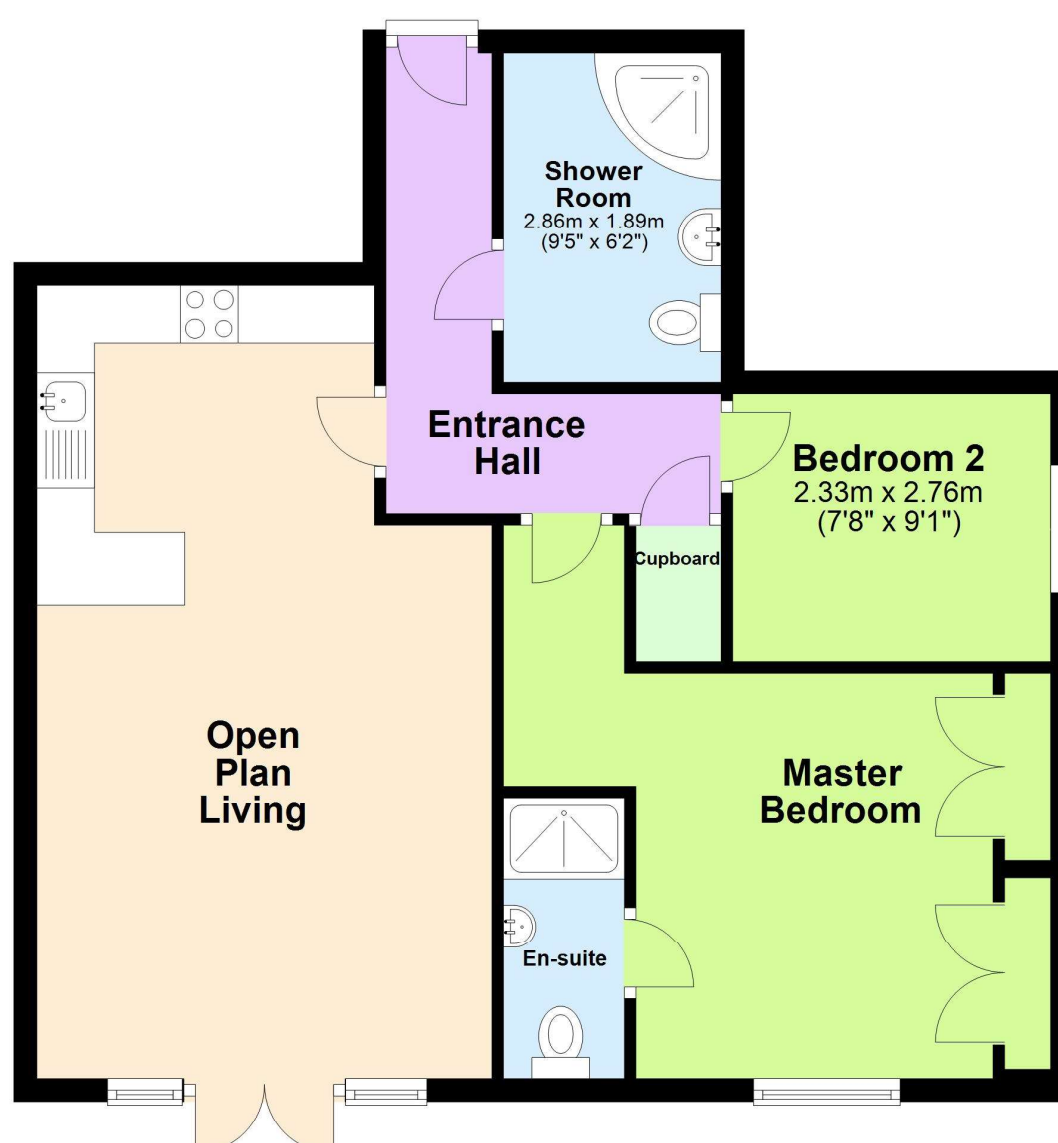


- Luxury ground floor apartment
- Two bedrooms
- Allocated parking
- Master bedroom with en-suite
- Sought after gated development
- Convenient location
- Viewing is highly recommended!

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. 63.8 sq. metres (687.1 sq. feet)

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