

Leasehold

Asking Price: £265,000

St. Albans Way, Wickersley,
Rotherham, South Yorkshire, S66



LINCOLN RALPH



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

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LUXURIOUS AND LARGE GROUND FLOOR APARTMENT, TWO BEDROOMS AND TWO BATHROOMS, 850 SQUARE FEET, SHORT WALK TO VILLAGE CENTRE, ALLOCATED PARKING AND COMMUNAL GARDENS, IDEAL REITIREMENT OR LOCK UP AND LEAVE OPTION!

Within this prestigious development close to the centre of the village an exceptionally well equipped two bedroom, two bathroom ground floor apartment. With accommodation extending to approximately 850 square feet which is larger than the majority of bungalows in the vicinity this superb apartment is set within lovely communal gardens with sunny south westerly aspect at the rear along with allocated and visitor parking. Entrance hall, open plan lounge/dining/kitchen area, two bedrooms with master en suite and principal bathroom. High specification throughout including Karndean flooring, oak doors, an array of appliances to the kitchen along with central heating, double glazing, security alarm and CCTV. A perfect property ideal for retirement or lock up and leave and offered with no onward chain!

Communal Entrance Hall With secure entry and lift and stairs to upper floors.

Private Entrance Hall With oak entrance door, Karndean floor, video intercom and deep storage cupboard.

Lounge/Diner 5.27 x 4.68. With Karndean floor and front window.

Kitchen 2.48 x 2.12. With a range of fitted grey shade units with quartz worktops and upstands, sink with mixer tap, side window, fully tiled floor and concealed combination gas boiler. There are an array of integrated appliances comprising dishwasher, washer, fridge freezer, induction hob with suspended extractor over and double electric oven.

Master Bedroom 6.10 x 2.36. (Maximum measurements including door recess)
With front window and a range of quality fitted bedroom furniture to opposite walls.

En Suite Shower Room 1.90 x 1.84. With suite comprising wc, wash basin with drawers beneath and illuminated mirror over and corner shower enclosure with monsoon head shower and separate hand attachment. Fully tiled floor and walls, towel rail/radiator and extractor fan.

Bedroom Two 4.05 x 2.27. With front window and a range of quality bedroom furniture.

Bathroom 1.95 x 1.77. With suite comprising wc, wash basin with vanity beneath and illuminated mirror over and bath with mixer shower. Fully tiled floor and walls, extractor fan and towel rail/radiator.

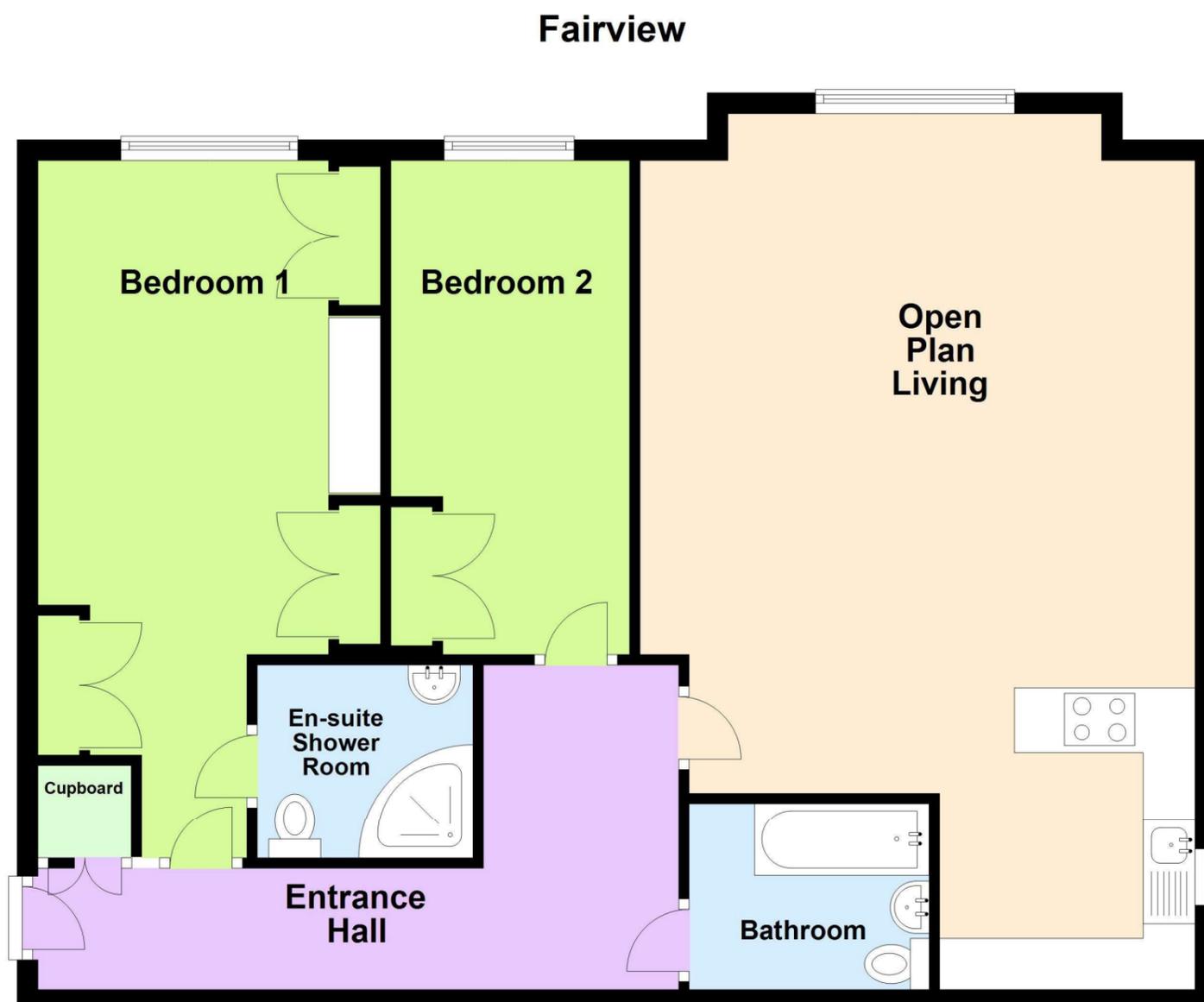
Outside The development is set within attractive communal grounds predominantly to the rear where there are lawned garden areas with sunny south westerly aspect. The wide drive approach leads to the car parking area where there is an allocated car parking space and ample visitor parking.



- Two bedroom ground floor apartment
- Superb, convenient location
- Open plan kitchen/living/dining
- Immaculate throughout
- En suite to master bedroom
- Allocated parking
- Lovely communal gardens
- Easy access to village and motorway network

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.



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Plan produced using PlanUp.