

Leasehold

Asking Price: £220,000

Gorseland Court, Wickersley,
Rotherham, South Yorkshire, S66



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SUPERB LOCATION, EXCLUSIVE APARTMENT DEVELOPMENT, SHORT WALK TO VILLAGE CENTRE, LOVELY COMMUNAL GROUNDS, CAR PARKING AND GARAGE.

Within this ever popular, sought after and exclusive development a two bedroom first floor apartment set with communal grounds with parking and garage. With central heating and double glazing and high standards throughout the apartment offers generous size within this ultra convenient yet somewhat secluded location within short walk of comprehensive amenities within the village centre. Accommodation comprises communal ground floor entrance lobby with intercom, private entrance hall, splendid lounge and adjoining dining room, fitted kitchen, two bedrooms both with fitted furniture and well appointed shower room. An ideal 'lock up and leave' this beautiful apartment is an absolute must view!

Communal Ground Floor Entrance Hall With external intercom and stairs rising to the first floor.

Entrance Hall With front entrance door, cloaks cupboard, airing cupboard with gas boiler and intercom.

Lounge 6.77 x 3.92. A large, light and airy living room flooded with natural light from the triple aspect windows. The focal point of the room is the fire surround in white with marble inlay and hearth and electric fire.

Dining Room 3.33 x 2.58. Open plan to the lounge and having rear window.

Kitchen 3.62 x 2.17. With a range of fitted units with roll edge worktops, one and a half bowl sink with mixer tap and tiling to the sink and work surface area. Front window, microwave housing, plumbing for washer, integrated dishwasher and cooking appliances of electric hob with extractor and electric oven.

Bedroom One 3.33 x 3.24. (Measurements excluding door recess)
With rear window and full length mirror door wardrobes to one wall.

Bedroom Two 3.34 x 3.21. (Maximum measurements through wardrobes)
With rear window, mirror door wardrobes and fitted desk/dressing units with storage above.

Shower Room 2.79 x 1.64. With wc, wash basin with vanity beneath and mirror over, and shower enclosure with monsoon head shower and separate hand attachment. Front window, tiled effect vinyl floor, towel rail/radiator and majority wall tiling.

Outside The property is set within a block of four apartments within lovely communal grounds which are maintained under the service agreement. There are communal parking bays and allocated garage at the right hand end of the row of garages.

Garage 5.46 x 2.65. With automated entry door, light and power.



- Large first floor apartment
- Exclusive development
- Two bedrooms
- Separate lounge and dining rooms
- High standards throughout
- Close to village centre and M18/M1

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.