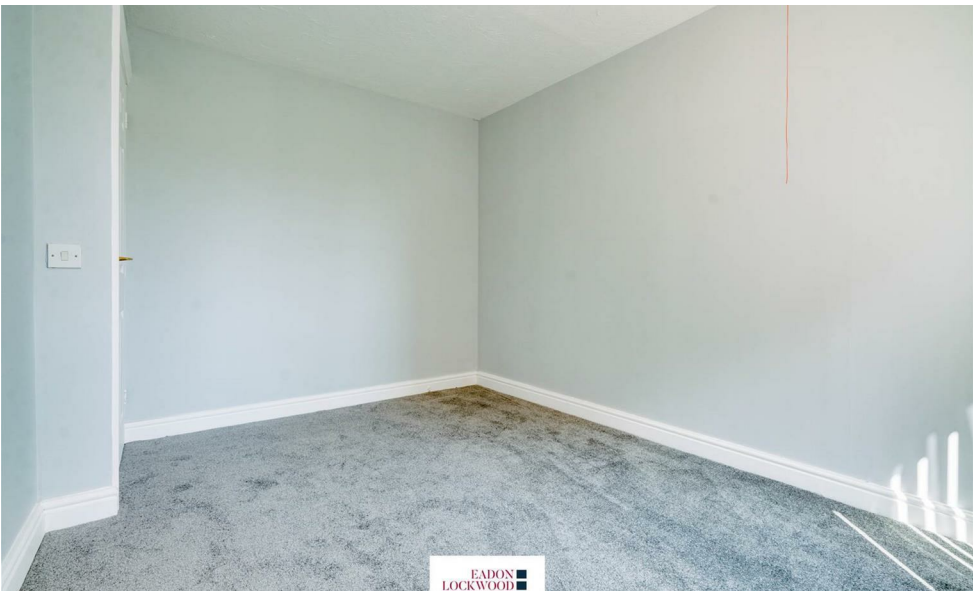


GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 485 sq.ft. (45.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee.



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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



21, St. Albans Court, Rotherham, S66 1FG

Guide Price £150,000

21 St. Albans Court, Wickersley,
Rotherham, S66 1FG

Description
Guide Price £150,000 - £160,000
Having gone through a full scheme of refurbishment including Kitchen, flooring and fresh decor, this ground-floor, two-bedroom apartment is available with NO UPWARD CHAIN and is conveniently located just a short walk from the shops and amenities at "The Tanyard" in Wickersley. Situated within a cul-de-sac complex exclusively for those over 55, the property offers a comfortable and well-thought-out living space.
Upon entering, you are welcomed by a storm porch that leads into the living room with a front facing double glazed window. From the living room, a door provides access to the inner hallway, while another opens to the kitchen. Though compact, the kitchen has been recently fitted with a comprehensive range of wall and base units with complementary work surfaces over and having the advantage of integrated electric oven, hob and extractor hood over. A wash hand basin sits beneath a side facing double glazed window.
The apartment includes two rear-facing bedrooms, with the principal bedroom being a good double. A well-presented wet room offers further functionality. The property also benefits from ample parking areas for both residents and visitors, as well as well-maintained communal gardens surrounding the apartments.
The location offers convenient bus routes from nearby Bawtry Road, providing easy access to Rotherham town centre and Sheffield.
The ground rent includes building insurance, window cleaning, gardening, and all external building maintenance. The property offers significant potential for the new owner to make it their own.

- Recently Fully refurbished to a High Standard
- Two Bedroom Ground Floor Apartment
- Popular Wickersley Location
- Close to The Tanyard for Cafes and Shops
- Over 55's Residential Development
- New Kitchen, Flooring and Decor throughout
- Available with No Onward Chain
- Council Tax B

