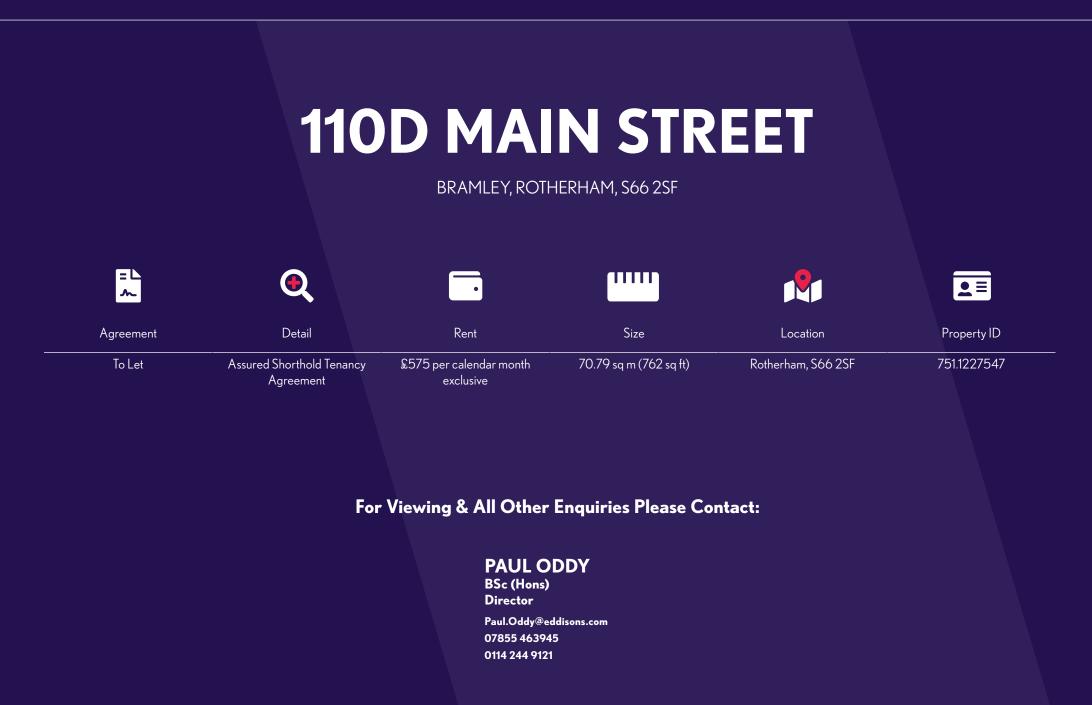
RESIDENTIAL



110D Main Street, Bramley, Rotherham S66 2SF





Property

The flat is situated above three commercial units. It is accessed by its own private entrance, where stairs lead up to the flat on the first floor. The accommodition comprises a large lounge which adjoins the kitchen and dining room. There are three bedrooms, two of which are good sized doubles and a modern bathroom.

The flat is centrally heated, has double glazing and parking.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft²
Lounge	16.72	180
Kitchen/Diner	16.72	180
Bedroom 1 (Main Bedroom)	17.93	193
Bedroom 2	12.82	138
Bedroom 3 (Single)	6.60	71
Bathroom (white suite including bath with shower above)	-	-
Total NIA	70.79	762

Energy Performance Certificate

Rating: D(65)

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for residential purposes.

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority:	Rotherham Metropolitan Borough Council
Council Tax Band	A

Tenure

The property is available **To Let** by way of a new 12 month Assured Shorthold Tenancy Agreement.

Rent

€575 per calender month exclusive

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Location

The property is situated to the north side of Main Street in the affluent Rotherham suburb of Bramley. Rotherham Town Centre is 2 miles to the west and Junction 1 of the M18 Motoway is half a mile to the east.

