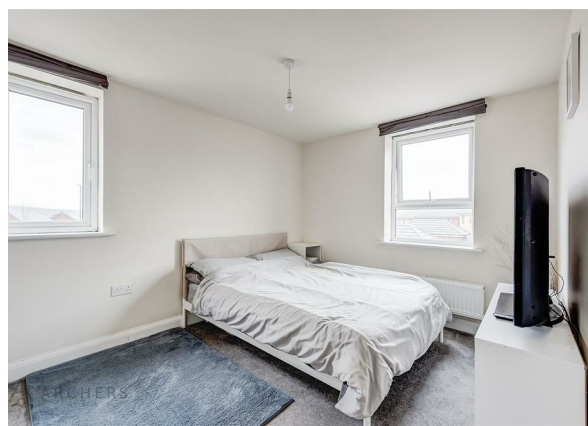


6 Parkside Way, Waverley, Rotherham, S60 8DF  
£110,000

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**6 Parkside Way, Waverley, Rotherham, S60 8DF**

**£110,000**

**Council Tax Band: A**

A modern and stylish one bedroom first floor apartment which is located within the popular Waverley development! Perfect for first time buyers, this recently built home includes an allocated parking space and enjoys bright and spacious rooms throughout - especially in the open plan living room. Situated within the heart of the Waverley development which is close to shops, amenities, regular transport links nearby including the Sheffield Parkway/M1 motorway network making it easy for commuting to and from work. There is also plans to continue developing the estate to include a shopping/food hub and a large open space including parks and lakes. With double glazing and gas central heating throughout, the property in brief comprises; secure communal entrance lobby, entrance hallway with storage, open plan living room with modern kitchen fittings, a double sized bedroom and bathroom with modern fittings. Outside, there are communal grounds and an allocated parking space plus visitor bays. Available for sale at 80% value (£137,500 actual value), there are restrictive covenants that apply - please read the description in the advert or call Archers for further details. Council tax band A, service charge is £100pcm, ground rent is £80pa, length of lease is 999 years from 2021.

### **Communal Lobby**

Access to the building is gained through a composite door which leads to the communal lobby area and is accessed via an intercom system. A staircase ascends to the upper floors.

### **Entrance Hallway**

A wide and inviting hallway which is accessed via a composite door and has laminate flooring, a radiator, two useful storage cupboards (one of which has space and plumbing for a washing machine) and a cloaks cupboard. Doors lead to all rooms in the apartment.

### **Open Plan Living Kitchen**

A bright and spacious open plan living space which has three upvc double glazed windows bringing much light into the room, laminate flooring and two radiators. There is ample space for living furniture and to the kitchen area there are modern styled fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and an electric hob with extractor above. There is an integrated electric oven and space for a fridge freezer.

### **Bedroom**

A good sized bedroom which has two upvc double glazed windows and a radiator. With ample space for bedroom furniture such as a bed and wardrobes.

### **Bathroom**

Having a modern suite comprising of a panelled bath with shower over, a pedestal wash basin and low flush wc. With a radiator, upvc double glazed window and laminate flooring.

### **Outside**

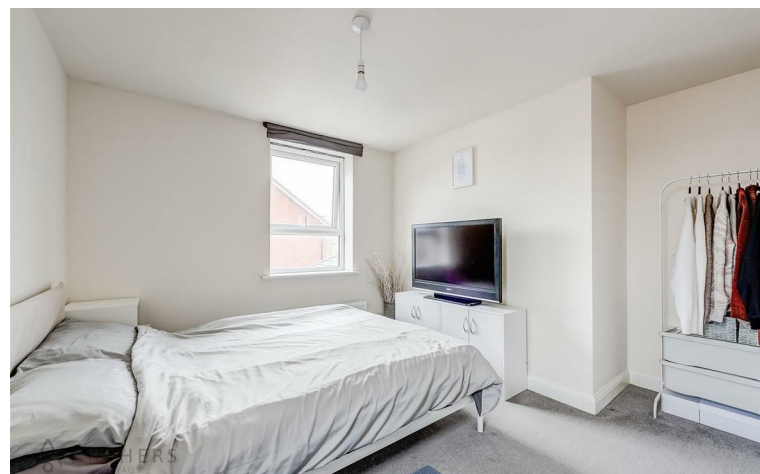
The building is set within communal grounds which include lawns, shrubs and pathways. There is an allocated parking space for one car located outside the building along with visitor bays.

### **Notes for Buyers**

Please note there are restrictive covenants that apply for purchasers:

- This property is sold as part of the Discount For Sale Starter home scheme with a 20% discount at £110,000. To qualify for purchase;
1. The buyer should be aged between 23 - 40 years.
  2. The property should be the purchasers only home. They must live in it and cannot rent out as a "buy to let".
  3. The buyer must have a household income of less than £80,000 per year.





## Floor Plan

Approx. 43.0 sq. metres (463.0 sq. feet)



Total area: approx. 43.0 sq. metres (463.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given.

Plan produced using PlanUp.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC