



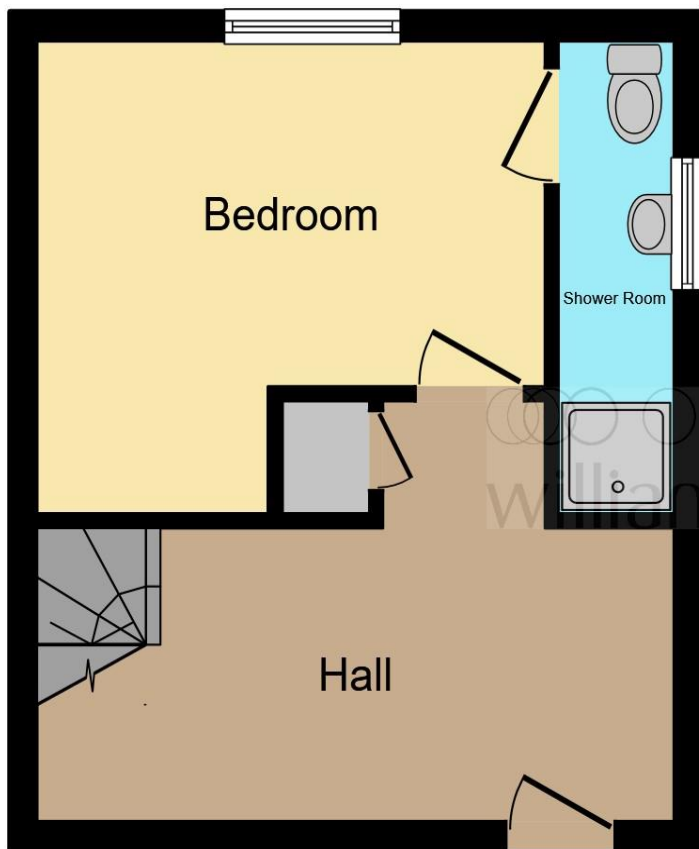
Stables Way, Wath-upon-Dearne ROTHERHAM S63 7DJ

welcome to

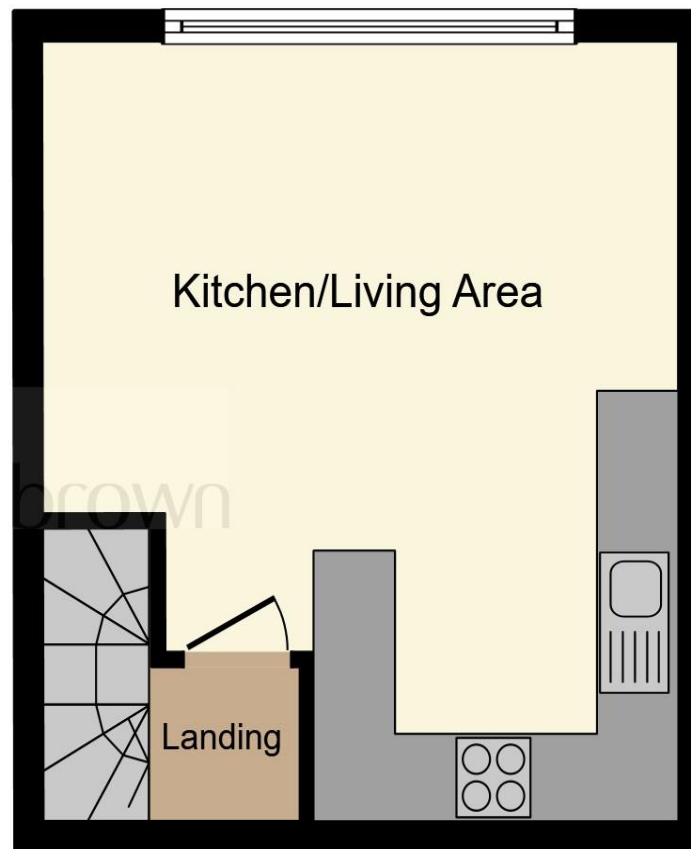
Stables Way, Wath-upon-Dearne ROTHERHAM

DON'T STALL IN VIEWING STABLES WAY! Sitting in this contemporary apartment block in this highly sought after location - this beautifully presented apartment with parking makes a fantastic purchase for first time buyers / investors / commuters or anyone looking to downsize alike. CALL NOW!





Ground Floor



First Floor

1st Floor:

Entrance Hallway

Bedroom

12' 2" x 10' 7" into recess (3.71m x 3.23m into recess)

Shower Room

2nd Floor:

Open Plan

Lounge/Kitchen/Diner

17' 9" into recess x 15' 5" (5.41m into recess x 4.70m)

Exterior:

Parking

Agents Notes

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Stables Way, Wath-upon-Dearne ROTHERHAM

- £70,000 - £80,000 - 1 bedroom apartment in modern block. EPC C. Council Tax Band A
- Excellently placed for local amenities, schools, shops, transport links & Wath Lake
- Beautifully presented throughout - move in condition
- Links to motorway connections / Dearne Valley Parkway & Cortonwood Retail Park
- Communal gardens

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 200 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£70,000 - £80,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MXB118224](https://www.williamhbrown.co.uk/Property/MXB118224)



Property Ref:
MXB118224 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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