



**Stables Way, Wath-upon-Deerne ROTHERHAM S63 7DJ**

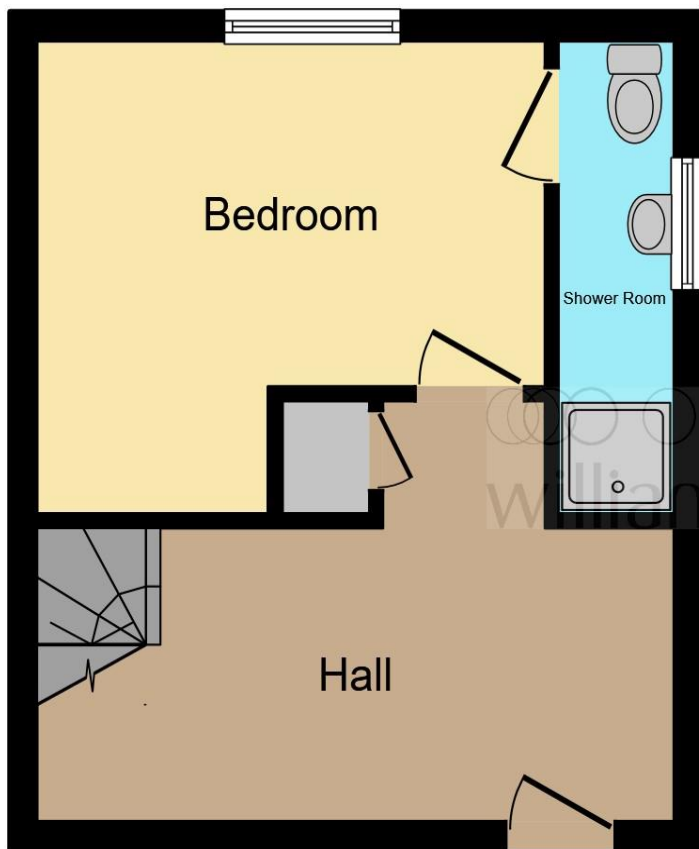
**welcome to**

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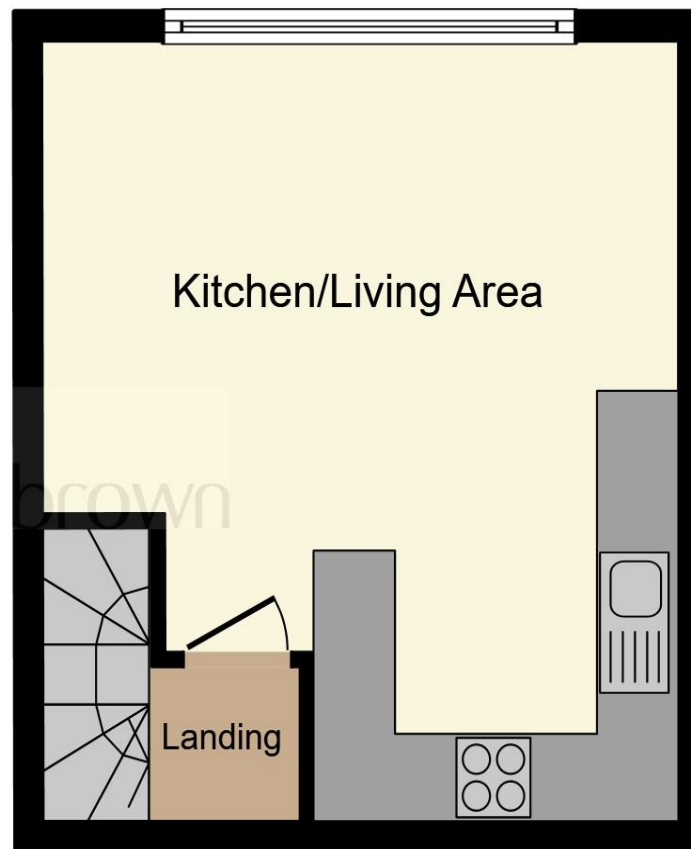
DON'T STALL IN VIEWING STABLES WAY! Sitting in this contemporary apartment block in this highly sought after location - this beautifully presented apartment with parking makes a fantastic purchase for first time buyers / investors / commuters or anyone looking to downsize alike. CALL NOW!







**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](http://www.focalagent.com)

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## **Stables Way, Wath-upon-Dearne ROTHERHAM**

- £65,000 - £70,000 - 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

Council Tax Band: A Service Charge: 2400.00

Ground Rent: 100.00

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



Please note the marker reflects the  
postcode not the actual property

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



Property Ref:  
MXB118224 - 0005

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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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