

# The Willows Badsley Street, Rotherham S65 2PQ

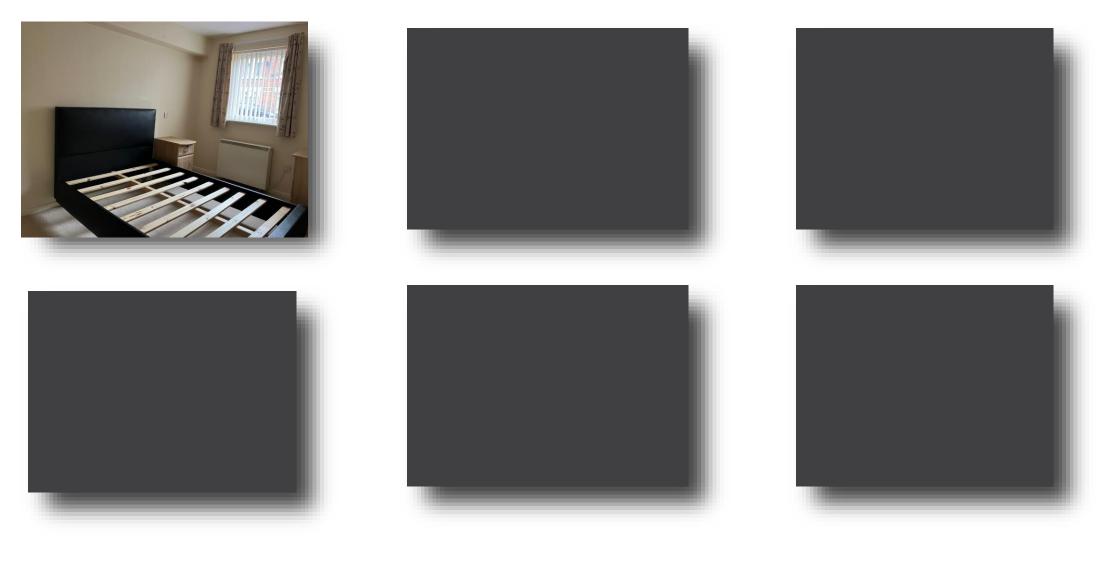


### welcome to

### The Willows Badsley Street, Rotherham

SIX FLATS AVAILABLE AS A GROUP OR AN INDIVIDUAL PURCHASE. Ideal for FTB / Commuters / Investors

1-6 The Willows, Badsley Street, Rotherham, S65 2PQ



#### **Agents Note**

IMAGES REFLECT FLAT 5 - NEW IMAGES COMING SOON

Separate details for flats 1, 2, 3, 4 & 6 to follow.

#### **Agents Note**

The vendor's lawyer will prepare six new separate leases; prepare a Deed of Variation (to allow subletting); and incorporate a newly formed management company (of which each leaseholder with have a 1/6 share).

Council Tax: separate assessment - A - for each flat.

#### Entrance Hall

Having a front facing double glazed door, a storage heater and two built in storage cupboards.

#### Lounge

11' 8" x 11' 10" (  $3.56m\ x\ 3.61m$  ) Having a front facing double glazed window and two storage heaters.

#### Kitchen

9' 1" x 6' 5" ( 2.77m x 1.96m ) Fitted with wall and base units with space and plumbing for a fridge/freezer and a washing machine. Having a side facing double glazed window.

#### **Bedroom One**

 $8^{\prime}$  1" x 13' 6" ( 2.46m x 4.11m ) Having a front facing window and a storage heater.

#### Bathroom

Fitted with a bath with an electric shower, a hand wash basin and a W.C. Having a storage heater.





#### welcome to

### The Willows Badsley Street, Rotherham

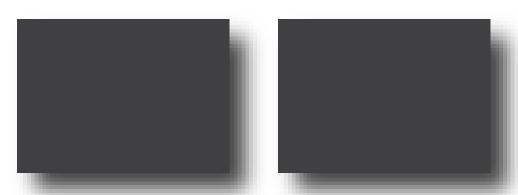
- One bedroom ground floor flat
- Ideal purchase for the FTB/COMMUTERS & INVESTORS
- Well placed to local amenities & transport links
- Allocated parking space
- CALL TO VIEW

#### Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£75,000



#### view this property online williamhbrown.co.uk/Property/RTF114973



Property Ref:

RTF114973 - 0003

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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.

## william h brown



R

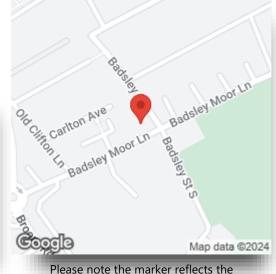
01709 829935



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



williamhbrown.co.uk



postcode not the actual property