



Keppel Wharf Market Street, Rotherham S60 1NU

welcome to

Keppel Wharf Market Street, Rotherham

LIFE ON ONE LEVEL - Offered to market is this one bedroom first floor flat making the ideal purchase for the FTB, investor or commuter alike. Located in Rotherham Town Centre being well placed to local amenities & transport links...CALL TO VIEW!!!



Entrance Hall

Having an electric radiator and a storage unit.

Lounge / Kitchen

11' 9" into recess x 20' 5" into recess (3.58m into recess x 6.22m into recess)

Fitted with wall and base units housing the integrated hob, oven, extractor fan and dishwasher with worktops housing the sink & drainer. Having a rear facing double glazed window and door and spotlights to the ceiling.

Bedroom One

10' 3" into recess x 12' 4" into recess (3.12m into recess x 3.76m into recess)

Having a rear facing double glazed window and an electric radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a W.C. Having an extractor fan, spotlights to the ceiling and a heated towel rail.



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-

Tenure: Leasehold EPC Rating: C

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.

£45,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RTF115259](https://www.williamhbrown.co.uk/Property/RTF115259)



Property Ref:
RTF115259 - 0007

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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