





**Companions Court Companions Close, Wickersley Rotherham S66 1BL** 



# welcome to

# **Companions Court Companions Close, Wickersley Rotherham**

OFFERS OVER £175,000 - HOME SWEET HOME - Offered to market is this lovely one bedroom ground floor apartment boasting well presented accommodation throughout with ample storage. Benefiting from allocated parking & delightful gardens...CALL TO VIEW!!!













#### **Entrance Hall**

Having a side facing door, an electric radiator, spotlights, large storage cupboards & wardrobes.

# **Lounge / Diner**

19' 8" into recess x 11' 9" into recess ( 5.99m into recess x 3.58m into recess )

Having front facing double glazed French doors leading to the garden, a side facing double glazed window, an electric radiator and an electric fireplace.

#### Kitchen

7' 4" x 8' 1" ( 2.24m x 2.46m )

Fitted with wall and base units housing the integrated hob, self cleaning oven & extractor fan, fridge/freezer & dishwasher with worktops housing the sink & drainer. Having a side facing double glazed window.

#### **Bedroom One**

8' 8" x 13' 9" into recess ( 2.64m x 4.19m into recess ) Having a front facing double glazed window, an electric radiator and spotlights. Also benefiting from a walk in wardrobe.

#### **Shower Room**

Fitted with a shower cubicle, a hand wash basin & a WC. Having a heated towel rail.

#### Outside

To the front of the property is a lawned garden with flower beds & a patio.

Having one allocated parking space with visitor parking





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# **Companions Court Companions Close, Wickersley Rotherham**

- One bedroom ground floor apartment
- Well presented throughout
- Located in a sought after area
- Allocated parking
- Delightful gardens

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

### **£175 NNN**









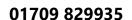
Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/RTF116300



Property Ref: RTF116300 - 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.







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