



## Beechwood Lodge, Doncaster Road

Guide price: £60,000 to £65,000



This TWO Bedroom fourth floor corner apartment has the benefits of a communal lift, off road parking and wonderful views over Clifton Park. Located within a quiet and well kept development - it is well placed for the town centre, bus and train station and Rotherham District General Hospital. In need of a refurbishment this apartment is the perfect opportunity for FIRST TIME BUYERS or those looking to ADD THEIR OWN STAMP on the property. In brief the Apartment comprises: Communal Entrance Hall with Lift Access up to the Fourth Floor \* Private Entrance Hall with Storage \* Lounge/Dining Room with Balcony Access \* Kitchen \* Bedrooms One and Two, with Fitted Wardrobes \* Bathroom \* Well Kept Communal Gardens & Off Road Un-allocated Parking.

\*\*\* Important Information for Prospective Purchasers: This apartment forms part of a building that is under 18 metres in height and therefore is not classified as a high-rise, which may exempt it from certain regulatory requirements associated with taller residential buildings. Please note, in accordance with the terms of the lease, letting of this property is not permitted. The apartment must be used for owner-occupation only. For further information regarding the terms of the lease please contact Bartons office to discuss [www.bartons-net.co.uk](http://www.bartons-net.co.uk)





## ACCOMMODATION

- Refurbishment Opportunity \* Fourth Floor Apartment (Lift Access)
- Open Plan Lounge Diner with Balcony Access
- TWO Bedrooms with Fitted Wardrobes & Tiled Bathroom
- ELECTRIC Storage heaters throughout
- Fantastic Views over Clifton Park
- Well Kept Communal Gardens & Off Road Parking
- Clifton Park Location - Close to Town Centre
- Leasehold / Council Tax Band A



TOTAL FLOOR AREA: 625 sq. ft. (58.1 sq. m.) approx.  
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FOR YOUR NEXT MOVE...

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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