



49 Leatham Avenue, Kimberworth, Rotherham, S61 1AD

**Offers In The Region Of £90,000**

\*\*\*\*TO BE SOLD WITH TENANT IN SITU\*\*\*\* Offered with NO CHAIN is this two bedroom GROUND FLOOR apartment situated in this popular location within close proximity to Rotherham Town Centre. The property comprises of an entrance hall, open plan kitchen/Lounge, two bedrooms, a bathroom and an en suite shower room to Bedroom One.

Well presented throughout and perfect for a variety of buyers alike.



## Communal Entrance

## Entrance Hall

## Open Plan Kitchen/Lounge 23'1" x 10'4" (7.05 x 3.17)



Having a range of wall and base units with matching work surfaces, with a 1.5 sink unit, gas hob and oven, extractor hood, tiled to splash back areas, space for a washing machine, two radiators and a double glazed window.

## Bathroom



Having a panelled bath, hand wash basin, low flush w.c and a heated towel rail.

## Bedroom One 10'5" x 9'8" (3.18 x 2.95)

Having a double glazed window and a radiator.

## En Suite Shower Room



Having shower cubicle, hand wash basin, low flush w.c and a radiator.

## Bedroom Two 9'9" x 7'3" (2.98 x 2.21)

Having a double glazed window and a radiator.

## Material Information

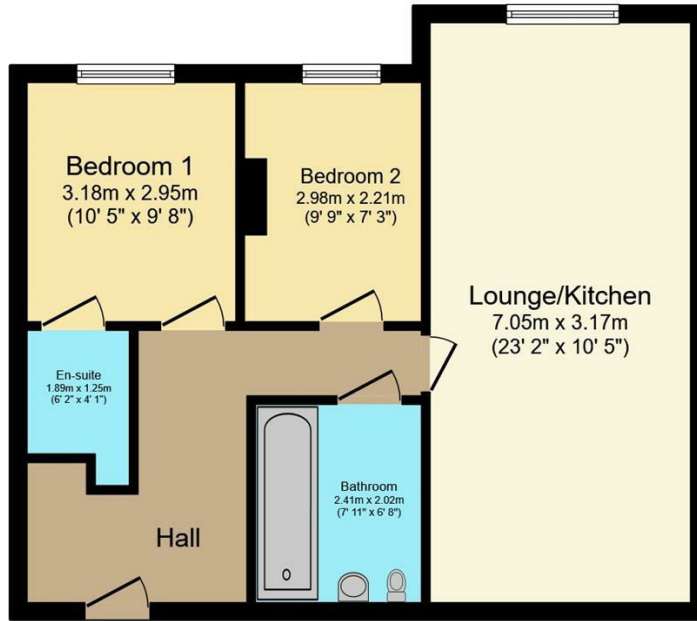
Property Council Tax Band A.

Property Tenure: Leasehold.

Lease Details: 999 years from 4/6/2007.

Service Charge and Buildings Insurance £1200 per year.

# Floor Plan



## Floor Plan

Floor area 53.3 sq.m. (574 sq.ft.) approx

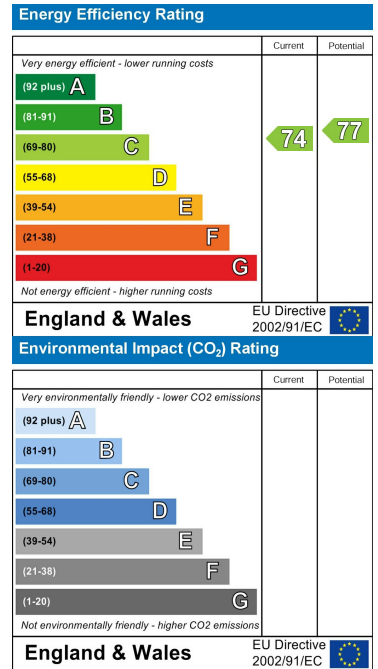
Total floor area 53.3 sq.m. (574 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**Merryweathers (Rotherham) Limited** 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

**Offices also at: Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
Registered in England and Wales No. 6679044

