



520 Roughwood Road, Kimberworth Park, Rotherham, S61 4LB

Offers Around £80,000

*****SECOND FLOOR FLAT WITH BALCONY*****

Benefiting from GAS CENTRAL HEATING, uPVC DOUBLE GLAZING AND RE-FITTED KITCHEN AND BATHROOM.. Located on a bus route to the Town Centre and which will be of particular interest to the Investor.

Accommodation comprises: Hall, Lounge with balcony, Kitchen with balcony, two Bedrooms, Bathroom incorporating a shower cubicle.

ENTRANCE HALL

With intercom access system and radiator

LOUNGE 14'4" x 15'7" (4.39 x 4.75)



With uPVC double doors and windows opening onto the front balcony. Two radiators

KITCHEN 11'10" x 9'8" (3.63 x 2.96)



With a range of base and wall units with inset stainless steel sink beneath the rear facing uPVC window with uPVC door to one side opening onto the rear balcony. Space and plumbing for washing machine and cooker recess. Radiator and tiled floor.

FRONT BEDROOM ONE 12'11" x 12'0" (3.94 x 3.68)



With radiator and uPVC window

REAR BEDROOM TWO 12'11" 9'3" (3.94 2.83)



With uPVC window, radiator and cupboard housing the Glow-worm gas boiler

BATHROOM 5'1" x 8'3" (1.55 x 2.54)



With roll top bath, pedestal wash hand basin and W.C. Corner shower cubicle and overhead shower, splash back tiling, heated towel rail and uPVC opaque window.

MATERIAL INFORMATION

Council Tax Band 'A'

Tenure: Leasehold.

Length of lease: 125 years from 02/06/2003

Annual Ground Rent: £10.00

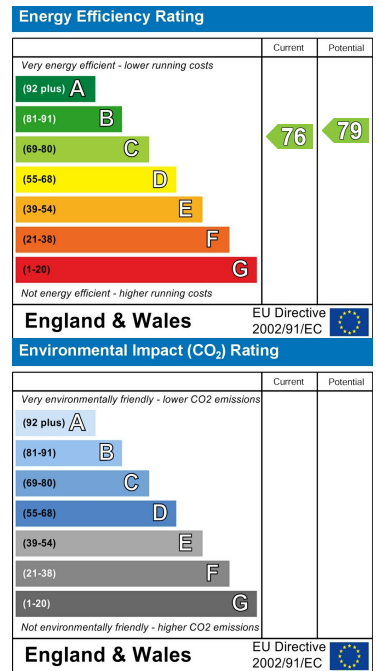
Floor Plan



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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