



Flat 10, Reneville Court Reneville Road, Moorgate, Rotherham, S60 2AN

Asking Price £100,000

Located in one of Rotherhams' most sought after locations is this re-decorated and carpeted TWO BEDROOM SECOND FLOOR FLAT which is offered for sale with NO UPWARD CHAIN. The property will be of particular interest to both investors and first time buyers alike, the accommodation briefly comprises: Ground floor communal Hall with stairs rising to both floors, Entrance Hall, spacious Lounge/Dining Room, Kitchen, two Bedrooms and Bathroom. There is an allocated parking space to the front.

COMMUNAL GROUND FLOOR ENTRANCE

With stairs rising to the top floor

ENTRANCE HALL

With intercom access and storage/airing cupboard

LOUNGE 18'3" x 12'0" (5.57 x 3.66)



Having two uPVC windows and electric radiator

KITCHEN 7'2" x 5'6" (2.2 x 1.7)



With a range of base and wall units with inset stainless steel sink, electric cooker and space and plumbing for washing machine

BEDROOM ONE 10'0" x 8'11" (3.06 x 2.74)



With uPVC window

BEDROOM TWO 8'11" x 7'1" (2.74 x 2.17)

With uPVC window

BATHROOM

With white suite comprising panelled bath with 'Triton' electric shower, wash hand basin and W.C.

OUTSIDE

There is an allocated car parking space to the front of the building and further on-road parking on Reneville Road

MATERIAL INFORMATION

Material information

Council Tax Band A

Tenure Leasehold-200 years from 25/03/1972. Ground

Rent £60 per annum

Service Charge £660.00 per annum

Property Type Flat

Construction type Brick built

Heating Type Electric

Water Supply Mains water supply

Sewage Mains drainage

Gas Type No gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type Allocated parking to front

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

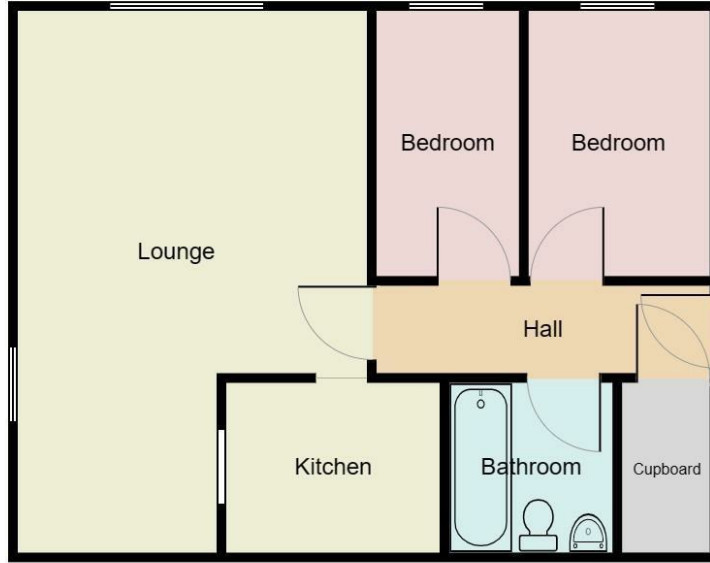
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyance solicitor.

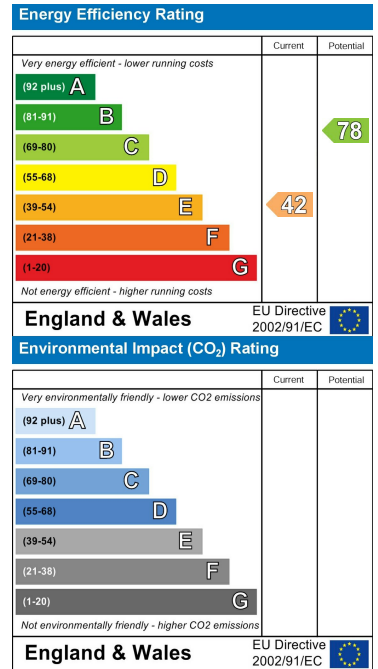
Floor Plan



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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