



Flat 3 The Limes, 36 Broom Lane, Broom, Rotherham, S60 3EL

Offers In The Region Of £195,000

A superbly presented and appointed TWO BEDROOM/TWO BATHROOM GROUND FLOOR APARTMENT located in one of Rotherham's most highly regarded suburbs.

Offered for sale with NO UPWARD CHAIN the property offers well proportioned, spacious accommodation complemented by GAS CENTRAL HEATING FROM A COMBI BOILER, uPVC DOUBLE GLAZING, RE-FITTED BATHROOM AND FITTED KITCHEN.

The gated complex stands on a regular bus route to the nearby town centre which is within 5 minutes drive.

RECEPTION HALL 7'5" x 11'8" (2.27 x 3.56)



With telephone intercom access system, radiator and Cloaks cupboard

EN-SUITE 8'0" x 3'8" (2.44 x 1.14)



With tiled shower cubicle, Vanity hand basin and W.C. Heated towel rail, tiled floor and shaver socket

LIVING/KITCHEN 24'11" x 14'10" (7.61 x 4.54)



A bright and spacious Living room with double uPVC doors and windows overlooking the rear garden. Feature fireplace surround with electric fire and two radiators. The Kitchen area comprises of a range of Oak base and wall units incorporating an inset stainless steel sink, electric induction hob with high level extractor hood and electric oven to one side. Integrated fridge/freezer and dishwasher and plumbing for washing machine

BEDROOM TWO 7'8" x 12'11" (2.36 x 3.96)



With fitted wardrobes, radiator and rear facing uPVC window

MASTER BEDROOM 11'3" x 12'11" (3.44 x 3.95)



With a range of bespoke fitted wardrobes with central dressing table. Radiator and rear facing uPVC window. Cupboard housing the 'Ideal' gas combi boiler.

BATHROOM 7'11" x 6'6" (2.42 x 2)



Re-fitted with a glass walk-in shower enclosure vanity wash hand basin and W.C. Illuminated vanity mirror, radiator and heated towel rail. Tiled floor and extractor fan

OUTSIDE

One allocated car parking space and additional visitor parking.

SUMMARY

An opportunity to acquire a two Bedroom ground floor Apartment which forms part of a highly regarded and popular complex constructed by messrs. Habbin Homes. The Apartment, which is appointed to a high standard, boasts Oak internal doors, high quality bespoke fitted wardrobes, re-fitted master Bathroom and a fitted Kitchen.

The complex stands back from Broom Lane in a gated environment and the Apartment is situated to the rear overlooking the communal gardens.

MATERIAL INFORMATION

Council Tax Band: C

Tenure : Leasehold-200 years from 01/01/2005. Annual service charge £1,620

Property Type Purpose built ground floor Apartment

Construction type Brick

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains 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 off-road

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.

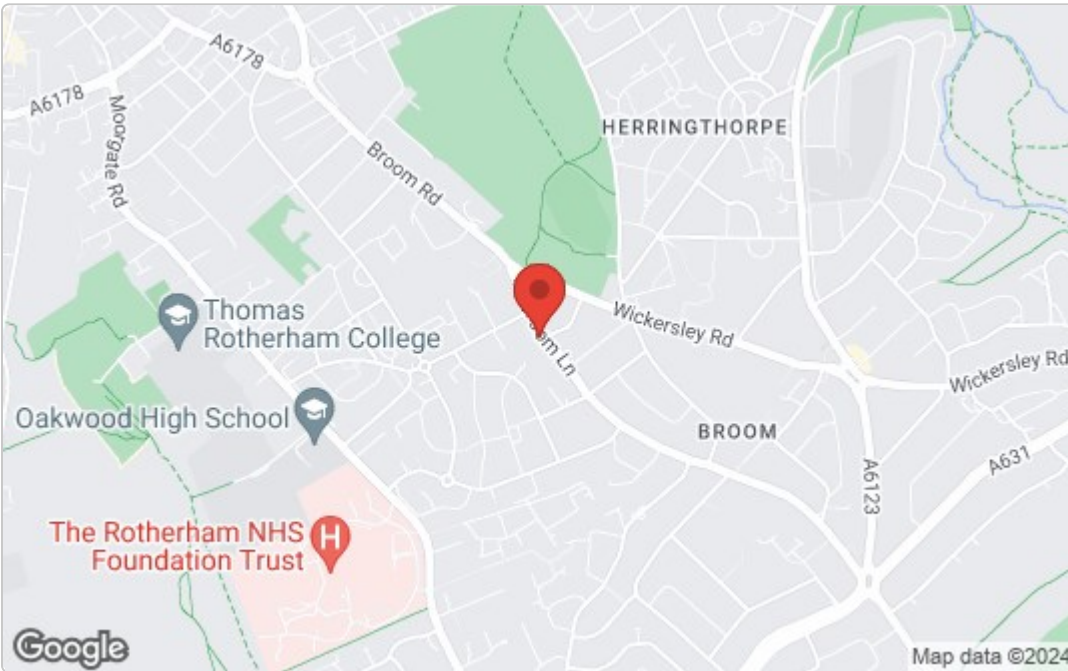
<https://www.groundstability.com/public/web/home.xhtml>

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

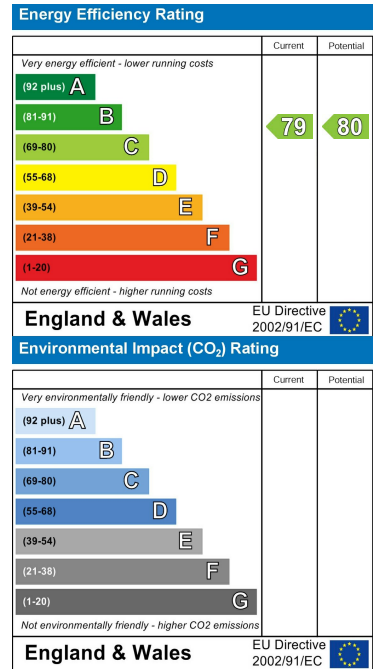
Floor Plan



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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