



2 Woodlands Broom Lane, Broom, Rotherham, S60 3EQ

£875 Per Calendar Month

AVAILABLE NOW is this beautiful, 2 double bedroom, ground floor flat in the sought after location of Broom, with an allocated parking space within the communal grounds. In brief, the property consists of an open plan lounge/kitchen, family bathroom and 2 double bedrooms which the main bedroom offers an en-suite also.

Call Merryweathers today before it's too late!

Hallway

Carpeted, neutral hallway with security intercom, providing access to:-

Lounge/Kitchen



The large lounge is neutrally decorated with carpets and French patio doors with open-plan access to the bright kitchen which includes an integrated fridge/freezer, dishwasher, washing machine, oven and 4 ring electric hob with tiled flooring and white cupboards with wood finished worktop.

Bedroom One



Is a large double bedroom, with a freestanding corner wardrobe, bedside tables and French patio doors with an en-suite:-

En-Suite



Consisting of WC, wash basin, walk-in shower and heated towel rail.

Bedroom Two



Is a double, neutral bedroom with a free-standing corner wardrobe and two bedside tables.

Bathroom



The family bathroom consists of three piece suite:- WC, wash basin and bath, with an over the bath shower and a heated towel rail.

Outside

Communal grounds with one allocated parking space for apartment 2.

Tenancy Information

Rent: £875

Bond: £875

Holding Deposit: £201

EPC Rating C

Council Tax Band: C

Property Type: Ground Floor Apartment

Tenure: Leasehold

Parking Type: One Allocated Parking Space

Heating Type: Gas Central Heating

Water Supply: Mains

Gas Type: Mains

Electricity Supply: Mains

Mobile/Broadband Coverage: All tenants 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>

Building Safety: N/A

Restrictions: N/A

Rights and Easements: N/A

Flooding: Low

All tenants 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: Ramp to Entrance Door

Coal Mining Area: All tenants 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>

- Ground Floor Apartment
- Large Lounge
- Sought After Location

- Two Double Bedrooms
- Modern Kitchen
- One Allocated Parking Space



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

www.merryweathers.co.uk

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