



Apartment 5 14 Moorgate Street, Moorgate, Rotherham, South Yorkshire, S60 2DA

**£575 Per Calendar Month**

**\*\*Amazing contemporary apartment for town centre living\*\*** 7 minute walk to Rotherham Central Railway Station and within a stones throw to shops, bars and restaurants. Please note no car parking available with this property.

Please call Merryweathers Lettings on 01709 379444 to book a viewing.

## Amenities

With direct access to shopping amenities within the town centre and also a selection of bars and restaurants. The property is an ideal commuter base with the M1 motorway network, Junction 33 at Whiston within short drive where the Parkway provides ease of access to Sheffield and Rotherham Central Railway Station being 0.4 miles away.

## Directions

Heading into the town centre from Moorgate, passing Rotherham Town Hall to the right and turn right and then left onto Moorgate Street where the apartments stand upon the right hand side.

## Entrance Hall

Plush cream carpets and spot lights to ceiling.

## Kitchen



Modern contemporary kitchen complete with breakfast bar with integrated washing machine, dishwasher, oven and hob, space for your fridge/freezer. Tiled floor and spot lights to ceiling.

## Lounge



A large, bright lounge/dining room, decorated neutrally.

## Bathroom



This fully fitted bathroom has a clean, fresh and modern feel with tiled floor and spot lights to the ceiling.

## Bedroom



Lovely, bright main bedroom with Velux window to ceiling.

## Tenancy Information

Rent: £575

Bond: £575

Holding Deposit: £132

EPC: C

Council Tax Band: B

Property Type: Apartment

Parking Type: No Parking

Construction Type: Brick

Heating Type: Gas

Water Supply: Mains

Sewage: 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: No Pets

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: None

Accessibility Features: N/A

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>



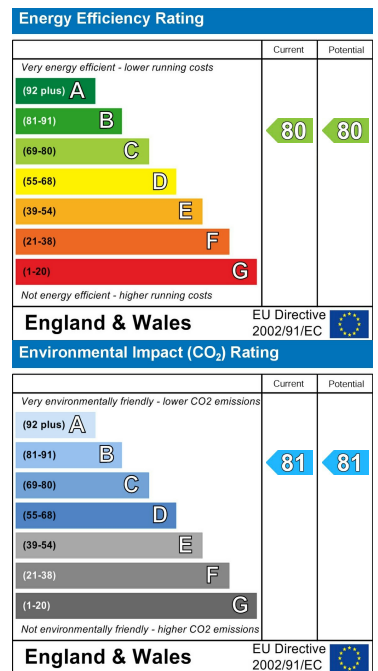
- Communal Hall and Landings
- Plush Cream Carpets Throughout
- Contemporary Bathroom With Shower
- One Bedroom Apartment
- Integrated Appliances
- Council Tax Band B



### 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.

**www.merryweathers.co.uk**

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