



Apt 12 Hillside, Ship Hill, Rotherham, S60 2HG

Offers In The Region Of £75,000

*****OFFERED WITH NO VENDOR CHAIN - SOLD WITH TENANT IN SITU*****

A one bedroomed second floor apartment, suitable for first time buyers or investors, situated in Rotherham Town Centre close to amenities and transport networks. Comprising of open plan Kitchen/ Lounge, Bathroom and one Bedroom. Parking space to rear

Entrance

Entrance to the apartment block with stairs rising to the second floor with access to the apartment via front door.

Entrance Hallway

Entrance hallway with doors leading to kitchen/ lounge, bathroom, bedroom and storage cupboard.

Open plan kitchen/ Lounge 18'8" x 10'8" (5.70m x 3.26m)



Open plan kitchen/ lounge with wall and base units, housing cooker, hob and extractor fan. Three UPVC windows and electric wall heater.

Bedroom 12'1" x 11'4" (3.70m x 3.47m)



Electric wall heater and rear UPVC window.

Bathroom 7'0" x 5'6" (2.14m x 1.70m)



With bathroom suite comprising of bath with overhead shower, sink with fitted vanity unit, W.C rear UPVC window and heated towel rail

Material Information

Material information

Council Tax Band A

Tenure Leasehold, Dated : Term : 150 years from and including 1 January 2018 and to and including 31 December 2168. 144 years left, £200 ground rent per annum, £1,700 service charge.

Property Type One bedroomed second floor apartment

Construction type Brick built

Heating Type Electric heaters

Water Supply Mains water supply

Sewage Mains drainage

Gas Type None

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: Parking space to rear carpark.

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

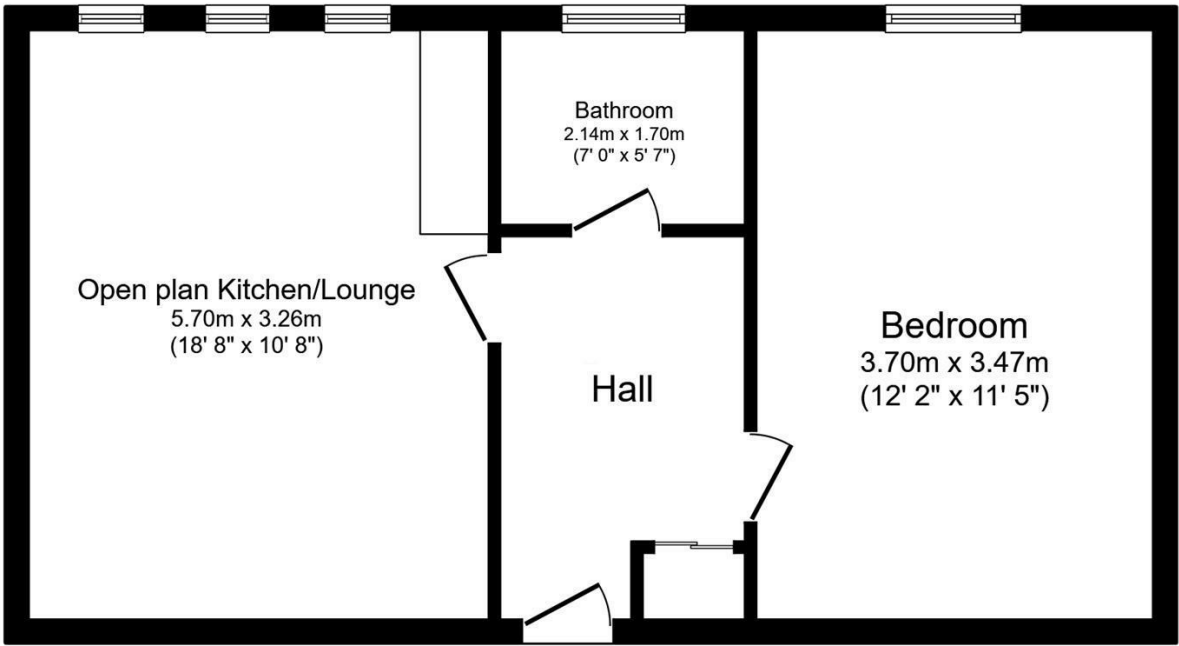
Coal mining area South Yorkshire is a mining area

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



Floor Plan
Floor area 50.6 m² (545 sq.ft.)

TOTAL: 50.6 m² (545 sq.ft.)

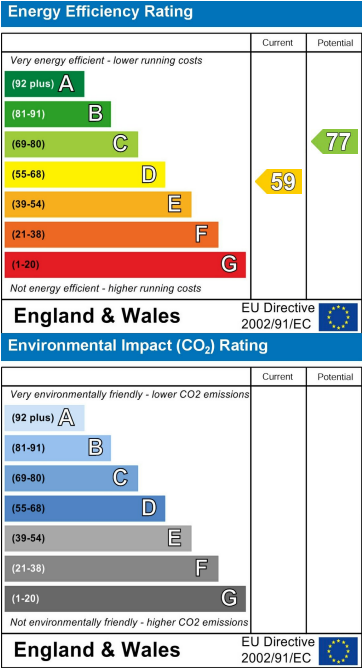
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



www.merryweathers.co.uk

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