



23 Brookhaven Way, Bramley, Rotherham, S66 1WH

**Asking Price £155,000**

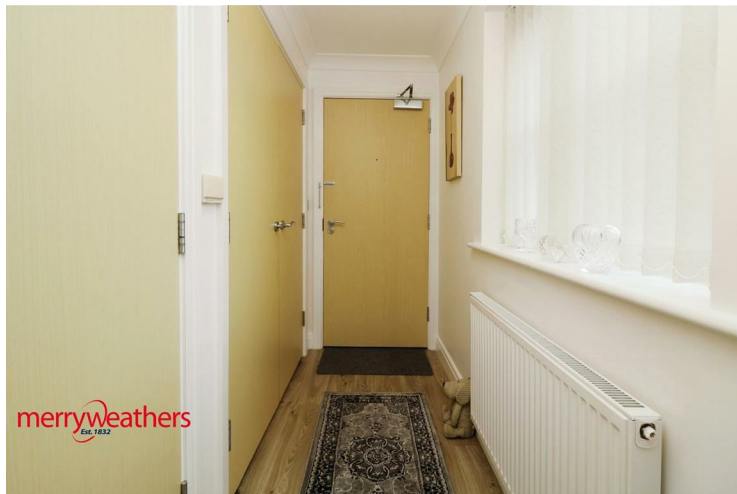
An immaculately presented TWO BEDROOM GROUND FLOOR APARTMENT located on a popular established development off Flash Lane. The property benefits from NO UPWARD CHAIN and is complimented by GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, FITTED FURNITURE TO BOTH BEDROOMS AND ALLOCATED PARKING SPACE TO THE REAR.

The accommodation comprises: Communal Hall, inner Hall with intercom access system, spacious Lounge, fitted Kitchen, two Bedrooms and Shower Room.

Situated only a moments drive from the excellent compliment of shopping facilities and amenities nearby.



## ENTRANCE HALL



Having three storage cupboards, radiator, intercom access system and rear facing uPVC window

## LOUNGE 10'4" x 15'6" (3.15 x 4.74)



With front facing uPVC bay window and two radiators

## KITCHEN 10'1" x 5'11" (3.08 x 1.81)



Having a range of fitted base and wall units with inset stainless steel sink set beneath the rear facing uPVC window. Integrated stainless steel gas hob with electric oven and high level extractor hood. Built-in fridge/freezer and space and plumbing for a washing machine. Concealed gas central heating boiler. Kickspace heater. Ceramic splashback tiling

## BEDROOM ONE 13'3" x 8'11" (4.04 x 2.74)



With fitted floor-to-ceiling wardrobes, radiator and front facing uPVC window

## BEDROOM TWO 9'4" x 7'11" (2.87 x 2.42)



With fitted wardrobes, radiator and uPVC window

## SHOWER ROOM 6'1" x 5'11" (1.87 x 1.81)



With walk-in shower enclosure and 'Mira' shower, vanity wash basin and W.C. Heated towel rail, ceiling downlighters, tiling to the walls and uPVC opaque window.

## OUTSIDE

Front communal Entrance Hall with security entry system. There is an allocated car parking space to the rear.

## MATERIAL INFORMATION

Council Tax Band - B

Tenure - Leasehold

Property Type - Ground floor apartment

Construction Type - Brick built

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 parking

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

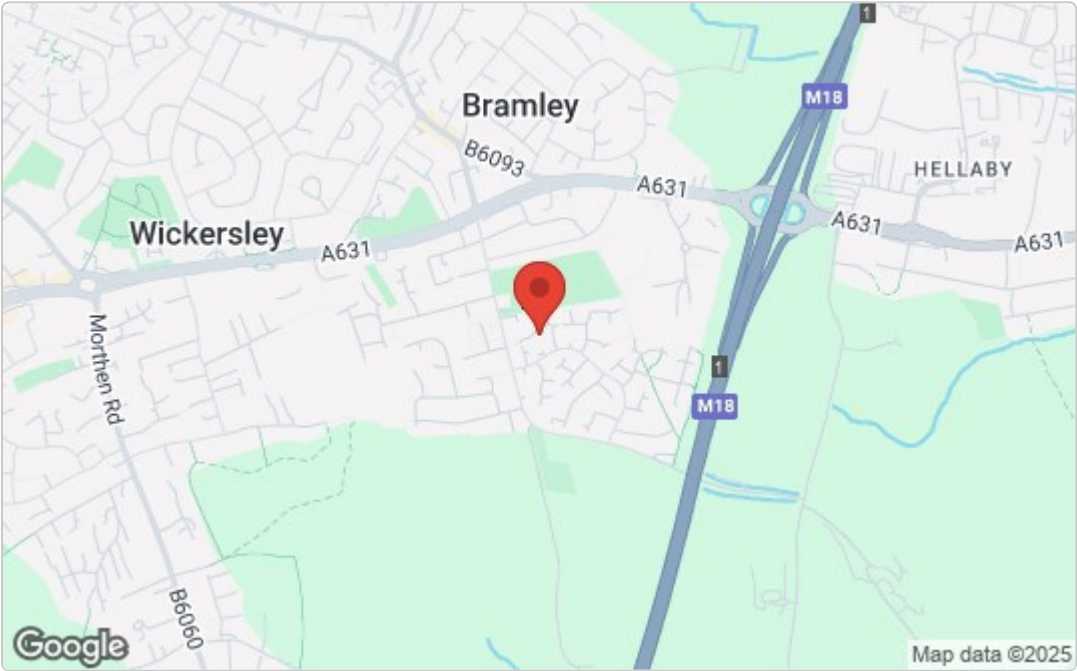
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. <https://www.groundstability.com/public/web/home.xhtml>

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

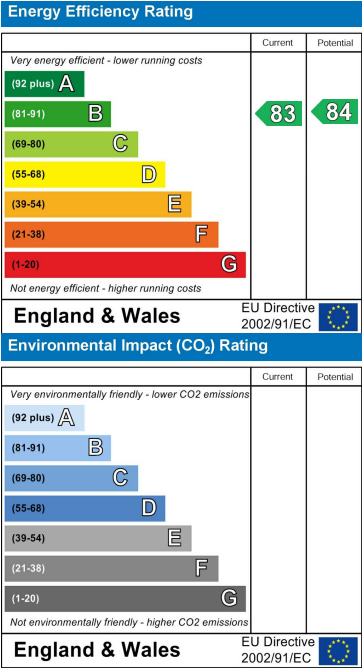
Floor Plan



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

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