



5 Moorgate Chase, Rotherham, S60 2AP
£695 Per Calendar Month

****Available Now**** is this well presented, one bedroom, ground floor apartment situated in the sought after location of Moorgate which offers ample amenities such as Rotherham Hospital, which is ideal for staff of the NHS, shops, restaurants, Boston Park and more! There are fantastic public transport links with Rotherham Interchange and train station both located in Rotherham Town Centre and motorway links are within easy access too, so this apartment is perfect if you need to commute.

Contact Merryweathers before it's too late and this property is snatched up!

Entrance Lobby

Side entrance lobby with UPVC entrance door, partial UPVC windows. Door leading to hallway.

Hallway

With doors leading to kitchen, bathroom, living room, bedroom and two storage cupboards, with smoke alarm. Carpetted.

Kitchen 10'11" x 5'10" (3.35m x 1.80m)



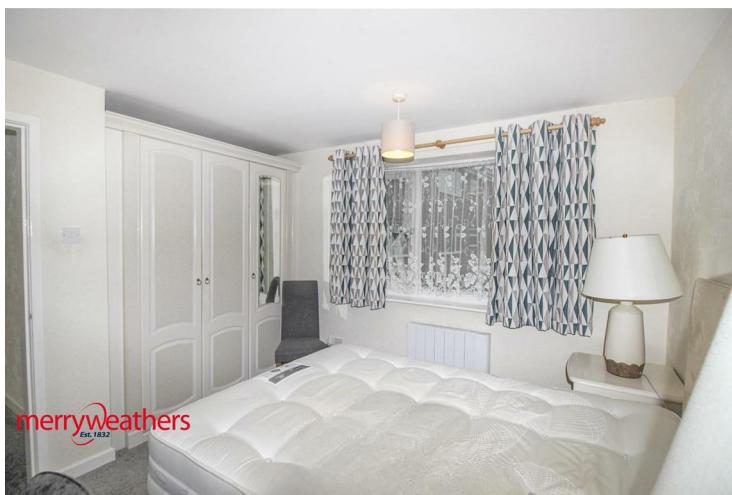
Modern fitted kitchen with white gloss cupboards and work surfaces. Integrated electric oven, hob and extractor fan, fridge, freezer and washing machine. Sink. Front UPVC double glazed window. Partial tiled walls and vinyl flooring. Electric heater.

Living Room 12'8" m x 10'11" (3.88 m x 3.35m)



Front UPVC double glazed window. Electric heater. TV Point. Carpetted. two double sofas, oak tv cabinet, one oak side table.

Bedroom 10'0" x 9'10" (3.07m x 3.00m)



Fitted wardrobes and two matching bedside tables. Double bed. Oak desk. Rear UPVC window. Electric heater. Carpetted.

Bathroom 5'8" x 6'10" (1.75m x 2.10m)



Modern suite in white comprising of low flush W.C. wash basin, bath with overhead shower with bath screening. Fully tiled. Heated towel rail and wall heater. Rear UPVC window.

External



Set within the communal grounds of Moorgate Chase. Views overlooking rear communal garden with parking area to front.

Tenancy Information

Rent: £695.00 - This covers management charges from the leaseholder e.g. grass cutting, gardening, window cleaning and building insurance.

Deposit: £800.00

Holding Deposit: £160.00

EPC Rating: D

Council Tax Band: A

Property Type: Ground Floor Apartment

Tenure: Leasehold

Parking Type: Unallocated Off Street Parking

Restrictions: N/A

Construction Type: Brick

Heating Type: Electric Heaters

Water Supply: Mains

Sewage: Mains

Gas Type: No Gas

Electricity Supply: Mains

Building Safety: 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>

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>

Planning Permissions: N/A

Accessibility Features: N/A

Coal Mining Area: South Yorkshire is 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>

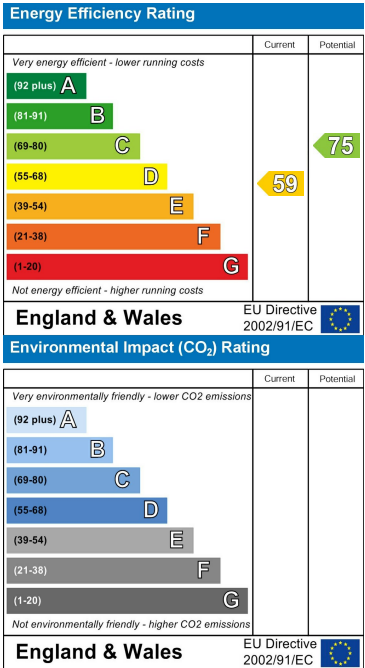
- One Bedroomed Ground Floor Apartment
- Furnished
- One Double Bedroom with Fitted Wardrobes
- Two Storage Cupboards
- UPVC Double Glazed Windows
- Modern Bathroom Suite
- Unallocated Parking within the Grounds
- Entrance Lobby
- Electric Heaters
- Modern Fitted Kitchen



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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