

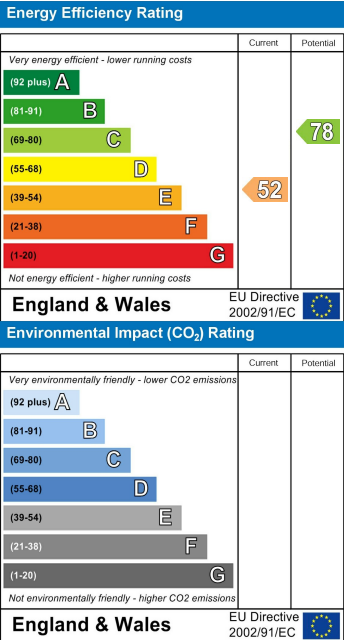
Floor Plan



Area Map



Energy Efficiency Graph



63 D Psalters Lane, Rotherham, S61 1DL  
**£550 Per Calendar Month**

Ready to move straight in, is this top floor modern and spacious apartment. Recently refurbished throughout. The area is a perfect location for easy access into Rotherham town centre to sample amenities and attractions it has to offer. Ideal if you commute with the M1 motorway near by. Viewing is advised on this little gem, call the office today.





**Communal Entrance**

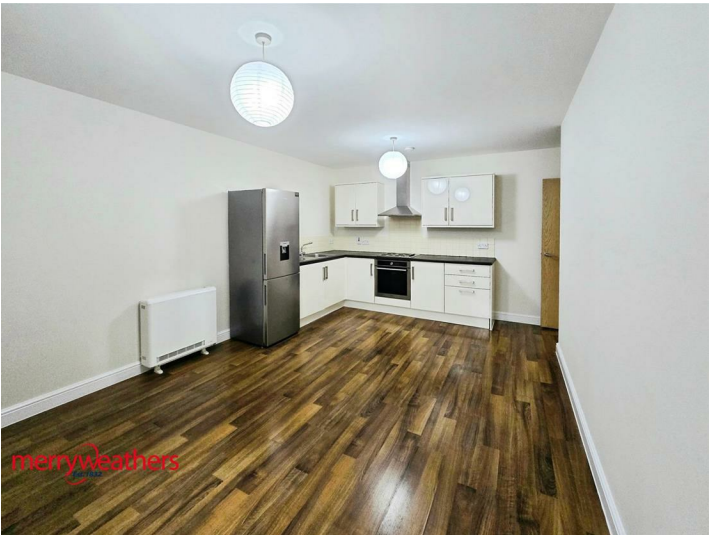
Enter the building with intercom access and the apartment is located on the top floor.

**Entrance hall**



Offering access to all rooms. The area is neutrally decorated and wallpaper, electric radiator and wood flooring. Storage cupboard housing the water tank.

**Open Plan living area 17'10" x 11'8" (5.46 x 3.57)**



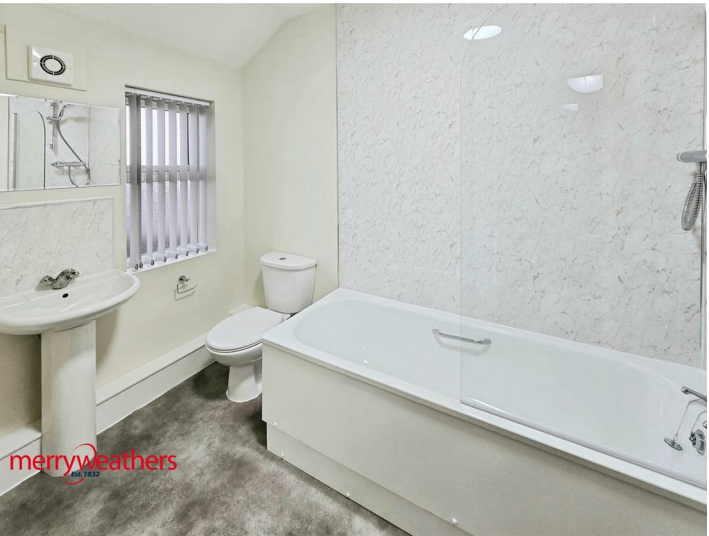
A lovely open space that is neutrally decorated and wood floor. The kitchen area has a range of fitted units with oven, hob and washing machine. There is also a freestanding fridge freezer.

**Bedroom 14'1" x 8'7" (4.30 x 2.62 )**



A good sized room with new decoration and carpet, with two windows offering lots of light.

**Bathroom 8'7" x 7'6" (2.62 x 2.29)**



A modern bathroom with a white 3 piece suite and shower over the bath. Wall cladding, new flooring and chrome accessories to finish the room.

**External**



To the outside of the building is parking for one car and a lovely communal area with seating.

**Tenancy Information**

Rent: £550.00  
Bond: £634.00  
Holding Deposit: £126.00  
EPC Rating: E  
Council Tax Band: A  
Property Type: Apartment  
Tenure: Freehold  
Parking Type: Off Street Parking  
Restrictions: N/A  
Construction Type: Standard  
Heating Type: Electric  
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>