



28 Rotherstoke Close, Rotherham, S60 2JU

£670 Per Calendar Month

AVAILABLE NOW is this larger than average, two bedroom, first floor apartment in the sought after location of Moorgate, Rotherham!

In brief, the property consists of two bedrooms, bathroom, lounge and kitchen and offers gas central heating, double glazing windows and stunning views overlooking the lawned grounds. Within easy reach to Rotherham Centre, public transport and motorway access this apartment is in a prime, sought after location and won't be available for long so call Merryweathers today, before it's too late!

Hall

Entrance hall with security intercom, providing access to:-

Bathroom



The bathroom is spacious with white suite consisting of: wash basin, WC, bath and standing shower unit.

Main Bedroom



A front facing, double bedroom with built in double wardrobe, a large double glazing window and central heating radiator.

Second Bedroom



The second bedroom is a cosy, single bedroom with a front facing double glazed window and a central heating radiator.

Lounge



This large, rear and side facing, lounge offers stunning views via two patio doors over the lawned grounds. The lounge also consists of a side facing window and central heating radiator and provides access into:-

Kitchen



With integrated fridge/freezer, dishwasher, oven and four ring gas hob. There is also a freestanding washing machine, along with plenty of cupboards and space for a dining table and chairs.

External



Standing on good lawned grounds with private, on street parking.

Tenancy Information

Rent: £670.00

Bond: £0

Holding Deposit: TBC with landlord

Council Tax Band: C

EPC Rating: C

Restrictions: No Pets

Property Type: Apartment

Tenure: Leasehold

Parking Type: On Street Parking

Accessibility Features: None

Heating Type: Gas Central Heating

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>
Flooding: All tenants are advised to visit the Government website to gain information on flood risk.

<https://check-for-flooding.service.gov.uk/find-location>
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>

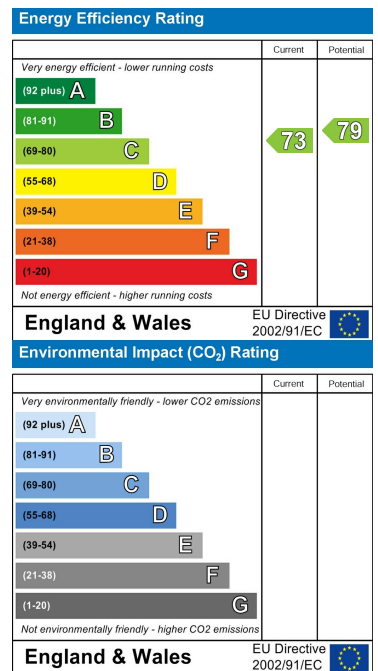
- Two Bedrooms
- Stunning Views
- Sought After Location
- Large Lounge
- First Floor Apartment
- Available Now



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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