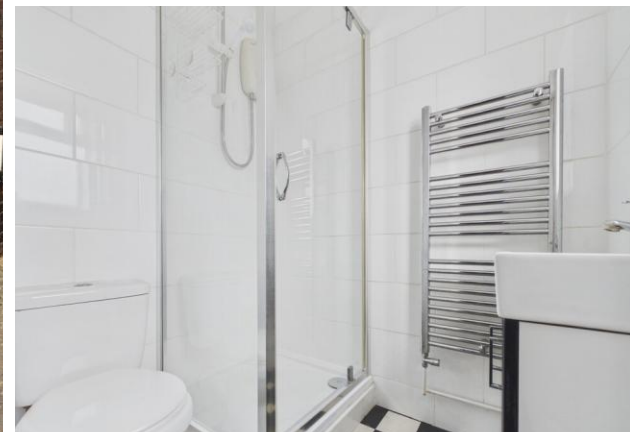


FOR SALE



Sun Lea Flats, Ridge Road
Guide Price £50,000

MARTIN&CO



Sun Lea Flats, Ridge Road

1 Bedroom, 1 Bathroom

Guide Price £50,000

- One bedroom
- Flat
- Off road parking
- Garage
- No chain

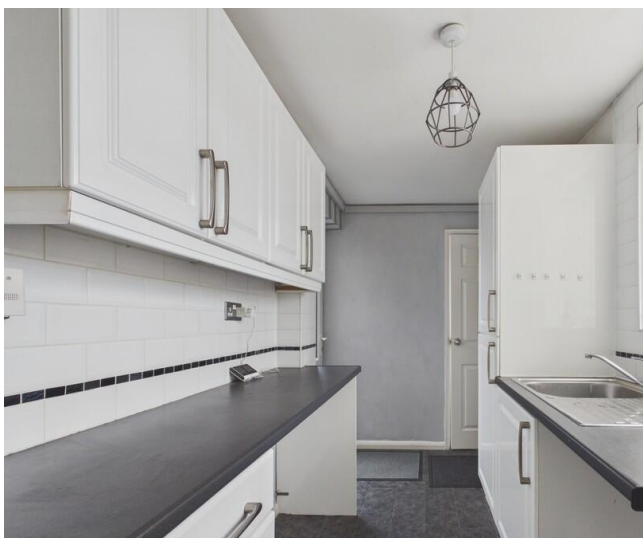
Guide Price £50,000 - £60,000

Sun Lea Flats offers straightforward, well-proportioned accommodation with the added benefit of a GARAGE and a small private balcony. The layout is easy to manage and could suit a first-time buyer, someone looking to downsize, or a landlord searching for an addition to a rental portfolio.

Access to the apartment begins at ground-floor level, where an entrance door opens into the stairwell. Stairs rise to the main entrance of the accommodation, opening directly into the kitchen. This central position gives the kitchen a practical role within the layout, providing access through to the main living areas.

From the kitchen, a door leads into the front-facing lounge. This provides the principal living space and has a window looking towards the front of the building, bringing natural light into the room. There is also a small built-in cupboard, providing useful storage for everyday household items and helping to keep the main living area clear.

The accommodation continues through to the rear-facing bedroom. Set away from the front of the property, this room provides space for the usual bedroom furniture and has the benefit of a rear



aspect. The simple arrangement of the accommodation makes good use of the available space, with each of the main rooms having a clearly defined purpose.

A particularly useful feature is the rear door opening onto a small balcony. This provides some outside space directly from the apartment and gives an additional spot for fresh air without the maintenance associated with a larger garden. For an apartment of this size, the balcony is a worthwhile extra and adds another dimension to the accommodation.

Also positioned towards the rear is the shower room. Compact and practical, it completes the internal accommodation and has a rear-facing window.

Another important feature is the GARAGE. Garage space can be particularly useful with an apartment, whether required for parking, storage or a combination of the two, subject to the dimensions and access. It adds to the practicality of the property and may prove

particularly useful for anyone needing somewhere to keep a vehicle, bicycles or other belongings.

The property is situated on Ridge Road in the S65 area of Rotherham, placing it within reach of the town centre and a range of everyday amenities. Rotherham town centre provides shops, supermarkets, services and leisure facilities, while additional retail facilities can be found across the wider area. For commuters, Rotherham Central railway station provides rail and tram-train connections, including services towards Sheffield. Road access across the area is also convenient, with routes towards the M1 and M18 providing connections for travel towards Sheffield, Doncaster and the wider South Yorkshire motorway network. Local bus services provide further links around Rotherham and surrounding districts.

The wider Rotherham area offers a choice of supermarkets and retail destinations, including Tesco, Asda, Aldi and Lidl stores, although individual buyers may wish to check which location is most convenient



from the property. Parkgate Shopping is also within the wider Rotherham area and provides a broad selection of national retailers and places to eat.

There are a number of primary and secondary schools across the surrounding S65 area and wider Rotherham district. As school catchments and admission arrangements can change, these should be checked directly with the relevant school or local authority where they form an important part of a purchase decision.

Overall, Sun Lea Flats is a compact and manageable home offering the essentials alongside two features that help set it apart: PRIVATE OUTSIDE SPACE and a GARAGE. The front-facing lounge, separate rear-facing bedroom, kitchen and shower room provide a straightforward layout, while the balcony gives useful additional space outside.

For buyers looking for a property that does not come

with the upkeep of a traditional house and garden, the accommodation provides a practical alternative. Equally, its size and location could make it worth considering as a rental investment, subject to the usual legal, leasehold and financial checks. With Rotherham amenities and transport connections accessible from the surrounding area, this is a property likely to appeal to those prioritising manageable accommodation, useful storage and connectivity.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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