



Apt 8 Amco 25 Moorgate Road, Rotherham, South Yorkshire, S60 2AD

Offers Over £105,000

DONT MISS this opportunity to view a fantastic, one bedroom apartment in the desirable area of Moorgate and within walking distance from town centre where you can take advantage of the wide range of local amenities. This apartment shares a private entrance with only one other apartment and has allocated parking.

This property offers a tenant in situ with a rental income of £625 per calendar month.

Please call Merryweathers to arrange your viewing on 01709 379444

Entrance

Entry via intercom into the building and a small flight of stairs leading to the apartment door.

Hallway

Clean fresh and modern feel with neutral walls and flooring with an additional cupboard for storage.

Kitchen/Lounge 13'10" x 13'5" (4.23m x 4.11)



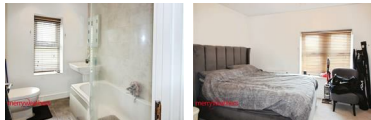
The kitchen has cream gloss units and integrated dish washer and fridge freezer and there is a washing machine provided. The lounge has cream carpets and neutral walls and spot lights to the ceiling. Fitted blinds to the window.

Double Bedroom 13'6" x 13'4" (4.13m x 4.08m)



Large spacious room with double mirrored wardrobes, cream carpet and neutral walls. There is also a brand new electric wall heater that can be controlled by your mobile phone. Fitted blind to the window and light fitting to ceiling.

Bathroom 8'1" x 5'6" (2.48m x 1.70m)



Tiled walls and flooring, spot lights to the ceiling, Large white bath with over head electric shower. Fitted blind to the window and spot lights to the ceiling. There is also a heated towel rail.

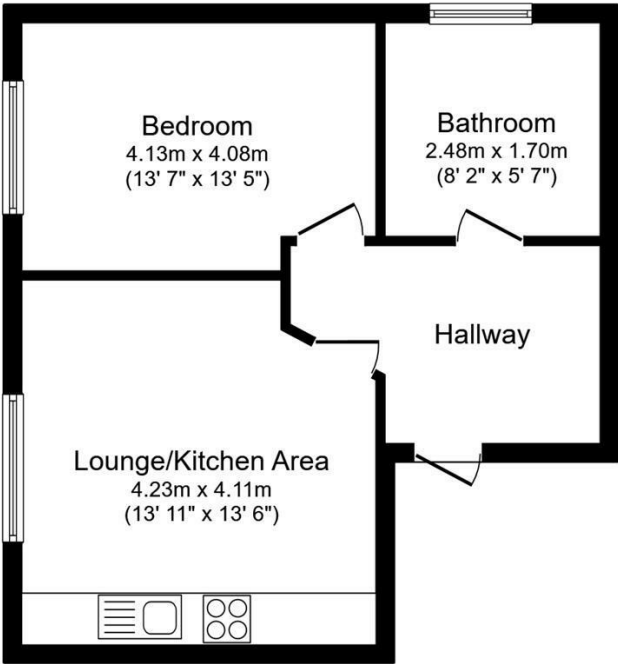
Outside



Allocated parking available. Front and rear access.

a rent increase agreed on flat 8, 25 Moorgate Road so the rent will be going up to £675 on the 4th November -

Floor Plan



Floor Plan

Total floor area: 42.3 sq.m. (456 sq.ft.)

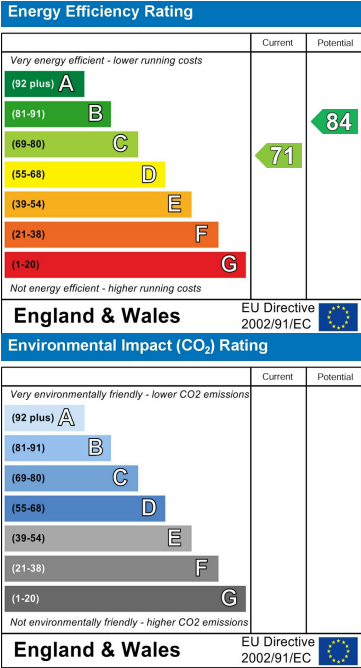
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



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.

Energy Efficiency Graph



www.merryweathers.co.uk

Merryweathers (Rotherham) Limited 16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

