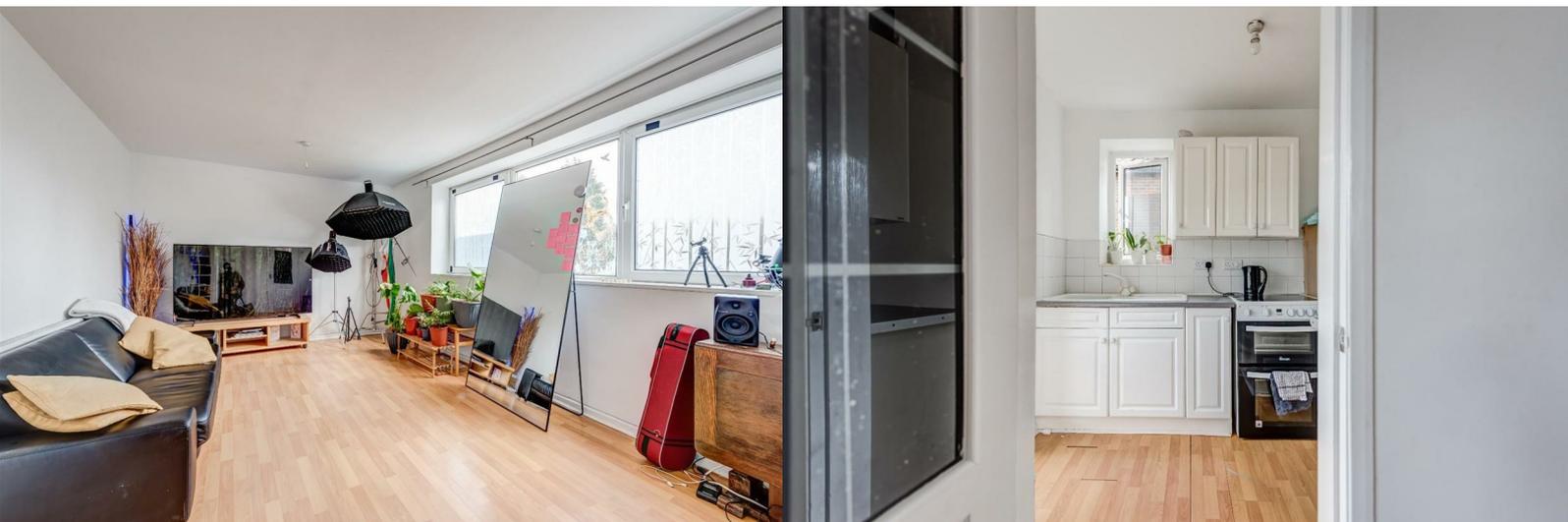




117a, 117b, 117c Doncaster Road

, Rotherham, S65 2BN

**Offers over £185,000**



# 117a,117b,117c Doncaster Road

, Rotherham, S65 2BN

**Offers over £185,000**



Nestled on Doncaster Road in Rotherham, this property presents a unique opportunity for investors seeking to expand their portfolio. Comprising **THREE SEPERATE ONE-BEDROOM APARTMENTS**, each flat is designed to offer comfortable living spaces, making them ideal for both rental and personal use.

Each apartment features a well-appointed reception room, a cosy bedroom, and a functional bathroom, ensuring that all essential amenities are readily available. The layout of these flats promotes a sense of privacy while still being part of a cohesive community. Additionally, the property benefits from parking space for one vehicle, providing convenience for residents and guests alike.

One of the standout features of this offering is the absence of service charges, which can often be a burden for property owners. This aspect not only enhances the investment appeal but also allows for greater financial flexibility.

With its prime location and the potential for steady rental income, this collection of apartments is perfect for those looking to invest in the thriving Rotherham area. Whether you are a seasoned investor or new to the property market, these flats represent a promising opportunity to secure a valuable asset. Do not miss the chance to explore this exceptional investment prospect.

117A - NO GARAGE  
117B - GARAGE  
117C - GARAGE

Freehold & Maintenance:

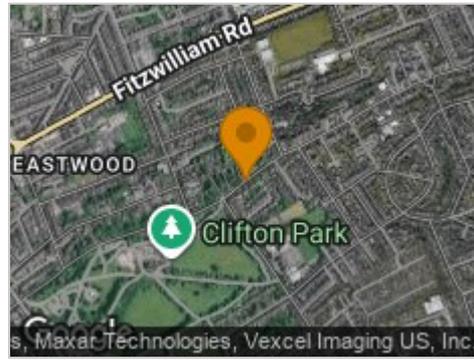
The property is sold with a share of the freehold. Costs for works are generally shared between freeholders for communal areas or structural issues affecting the whole building. Any works specific to one side of the building (e.g., remedial works for the flats on that side) are the responsibility of the freeholder of that side. Therefore, if a buyer owns all three flats on one side, they would cover costs for that side only, while continuing to share any communal or structural expenses.



## Road Map



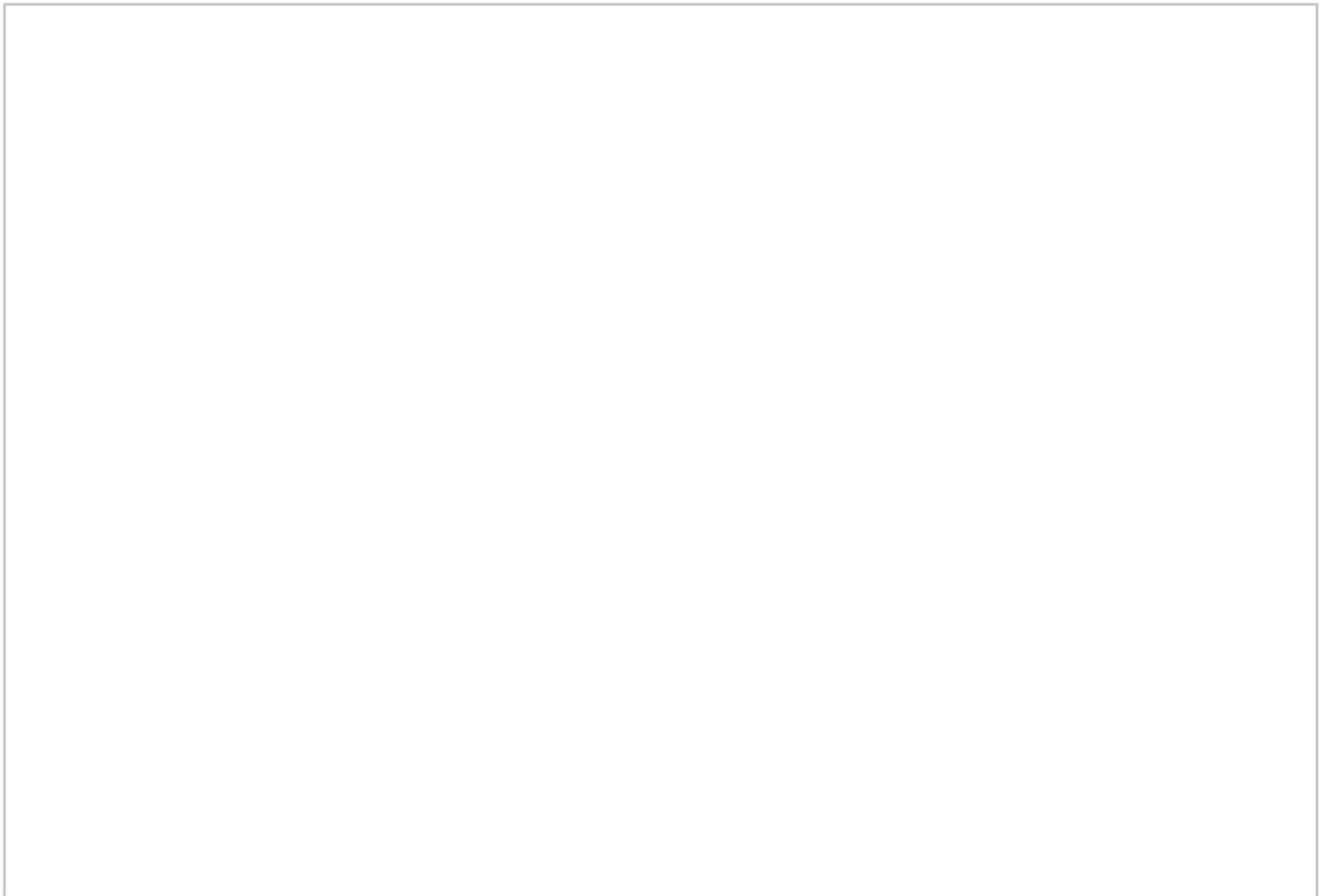
## Hybrid Map



## Terrain Map



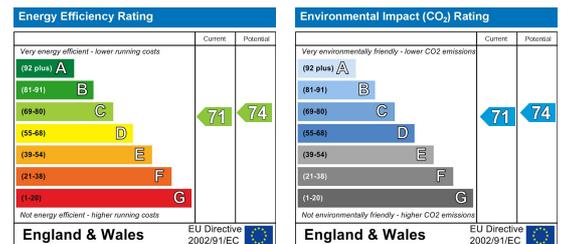
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## 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.