

FOR SALE



Wyndthorpe Court, Rotherham
Guide Price £160,000


MARTIN&CO



Wyndthorpe Court, Rotherham

2 Bedrooms, 1 Bathroom

Guide Price £160,000

- Penthouse apartment
- Two double bedrooms
- En suite
- Two parking spaces
- Popular location

GUIDE PRICE £160,000 - £170,000. Offered to the market with no chain involved is this immaculately presented two double bedroom penthouse apartment, positioned on the second floor within the well regarded Wyndthorpe Court development. Set within beautifully maintained communal grounds and offering spacious accommodation throughout, the property is ready to move straight into following recent redecoration and improvements including a refitted en suite shower room. The apartment will appeal to a range of purchasers including first time buyers, professionals, downsizers and investors looking for a well maintained home in a convenient location. Access to the building is through a secure communal entrance with stairs rising to the second floor landing. The communal areas are particularly well cared for, giving an excellent first impression and adding to the overall appeal of the development. Internally, the apartment opens into a welcoming entrance hall with a useful built in storage cupboard and access to all rooms. The layout has been designed with modern living in mind, centred around the open plan lounge, dining and kitchen area which creates a sociable and versatile living space. The lounge area is bright and comfortable with ample room for seating furniture and features a contemporary wall mounted electric fire which creates

a focal point within the room. The adjoining dining area provides space for a table and chairs, making it suitable for both everyday use and entertaining guests. The kitchen is fitted with an extensive range of wall and base units offering excellent storage and worktop space. Integrated appliances include an oven, hob, extractor fan, microwave, dishwasher, washer / dryer and fridge freezer, helping to maintain a sleek and practical finish. The overall design works well for modern lifestyles while remaining easy to maintain. There are two well proportioned double bedrooms within the apartment. The principal bedroom benefits from fitted wardrobes providing excellent storage while also featuring a recently refitted en suite shower room finished in a contemporary style with a modern white three piece suite. The second bedroom is also a comfortable double room and could equally work as guest accommodation, a home office or hobby room depending on individual requirements. The main bathroom is fitted with a three piece suite and complements the style and condition found throughout the rest of the apartment. The overall

presentation of the property has clearly been well maintained, allowing a purchaser to move straight in. Externally, the apartment benefits from two allocated parking spaces, a rare and useful feature for apartment living, along with access to the communal grounds which are maintained to a high standard throughout the year.

Wyndthorpe Court is conveniently positioned for access to a range of local amenities and transport links. Rotherham town centre is within easy reach offering a variety of shops, cafés, restaurants and leisure facilities. Supermarkets nearby include Tesco Extra, Aldi and Morrisons, while Parkgate Shopping Park provides additional retail options. The location also benefits from straightforward access to public transport services including bus routes and nearby rail connections from Rotherham Central station. For commuters, the M1 motorway network is easily accessible, providing routes towards Sheffield, Leeds and Doncaster. Meadowhall Shopping Centre and Sheffield city centre are also within comfortable travelling distance, adding further convenience to the



location.

Combining spacious accommodation, excellent presentation and practical features including two parking spaces and integrated appliances, this penthouse apartment presents an excellent opportunity for buyers seeking a ready to move into home within a well maintained development.

COMMUNAL ENTRANCE With security entrance, a staircase rises to the second floor landing.

SECOND FLOOR LANDING Giving access to two properties only.

PENTHOUSE ENTRANCE HALL With access to all rooms and store cupboard.

OPEN PLAN LIVING / DINING / KITCHEN This fantastic size room is defined into three areas. The lounge area has laminate flooring, a contemporary

style electric fire, eaves storage and front facing window. Dining area has laminate flooring, eaves storage and two side facing roof windows. The kitchen area has a range of fitted wall and base units with downlights to the ceiling. Base units are set beneath worktops which include a breakfast bar, a one and a half bowl sink, integrated fridge freezer, dishwasher, integrated washer / dryer, oven, hob with extractor hood above, integrated microwave and tiled splash backs.

BEDROOM ONE A double size room with fitted wardrobes to one wall and two rear facing roof windows.

EN SUITE Having a contemporary style white three piece suite which comprises of a vanity wash hand basin, low flush w.c, separate shower cubicle, downlights to the ceiling and rear facing roof window.

BEDROOM TWO A double size room with two rear

facing roof windows.

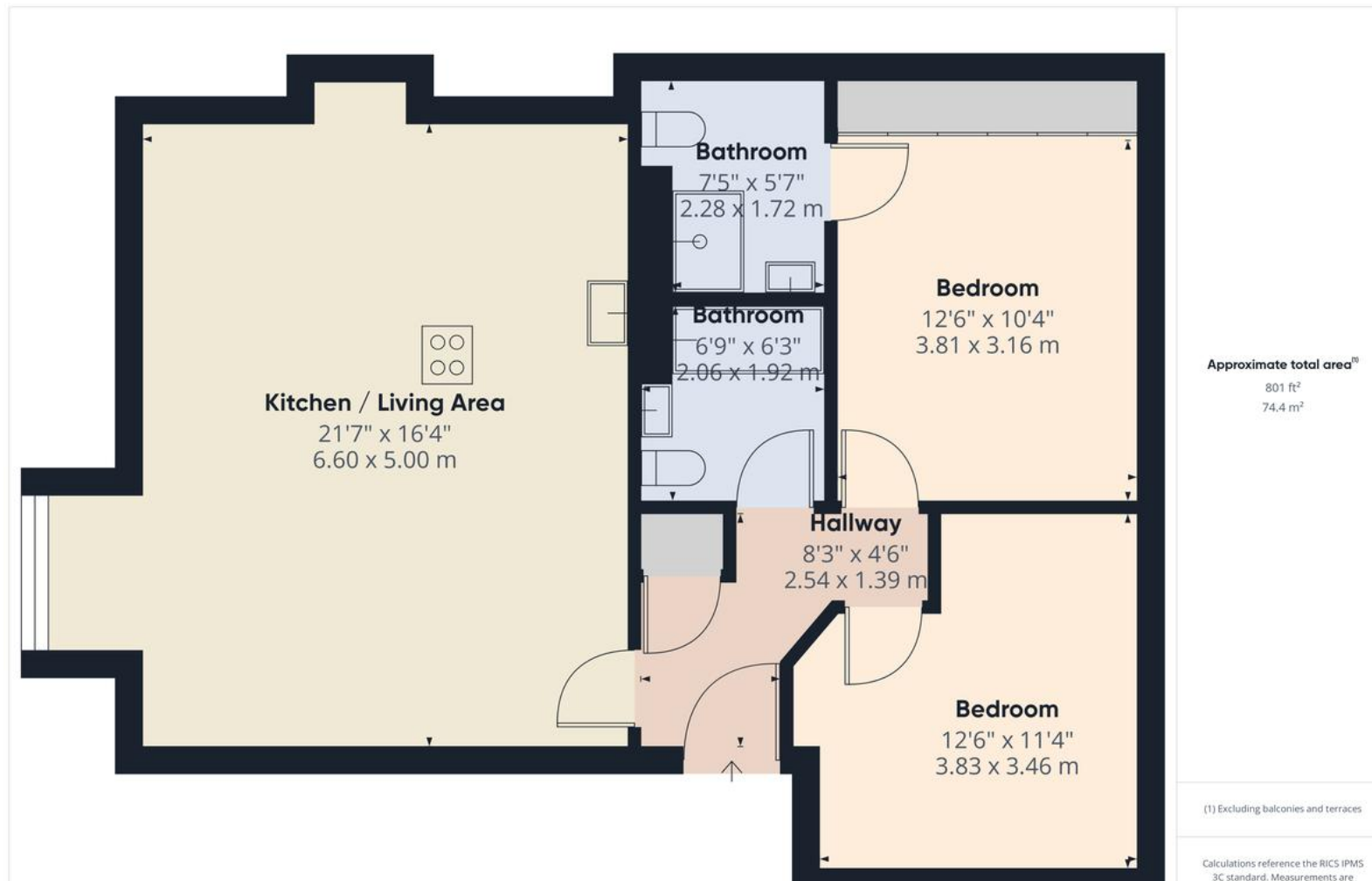
BATHROOM Having a white three piece suite which comprises of a low flush w.c, wash hand basin, bath, tiled floor, tiled walls and downlights to the ceiling.

OUTSIDE Set in well maintained grounds with visitor parking. This penthouse apartment has two allocated parking spots.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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