



## 1 bed flat to buy in S60

35 Moorgate Road, Rotherham, South  
Yorkshire, S60 2AD

**£74,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being sold via Secure Sale, Terms and Conditions Apply
- ✓ One Bedroom Ground Floor Apartment
- ✓ Popular Residential Area of
- ✓ Great Public Transport Links
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable

## Description

Located in the well sought after residential suburb of Moorgate is this spacious one bedroomed ground floor apartment.

This period property conversion offers a light and bright modern feel throughout. Briefly consisting of an open plan kitchen/diner/living room, a bedroom with built in wardrobes and a well appointed bathroom. Creating the perfect opportunity for first time buyers, buy to let investors or those looking to downsize.

Close by to numerous local amenities including shops and eateries throughout Rotherham Town Centre as well as transport links a short stroll away. Local schools include Broom Valley Community School, Thomas Rotherham College and Oakwood Technology College.

This property also offers easy and convenient off road parking.

The property is currently tenanted and we are advised this is until early August.

It's easy to say that viewing essential to do full justice for this apartment.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 105

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £2,400.00

Price: Starting Bid £74,000

Property Type: Flat

Parking: Allocated

Year built: 1900

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

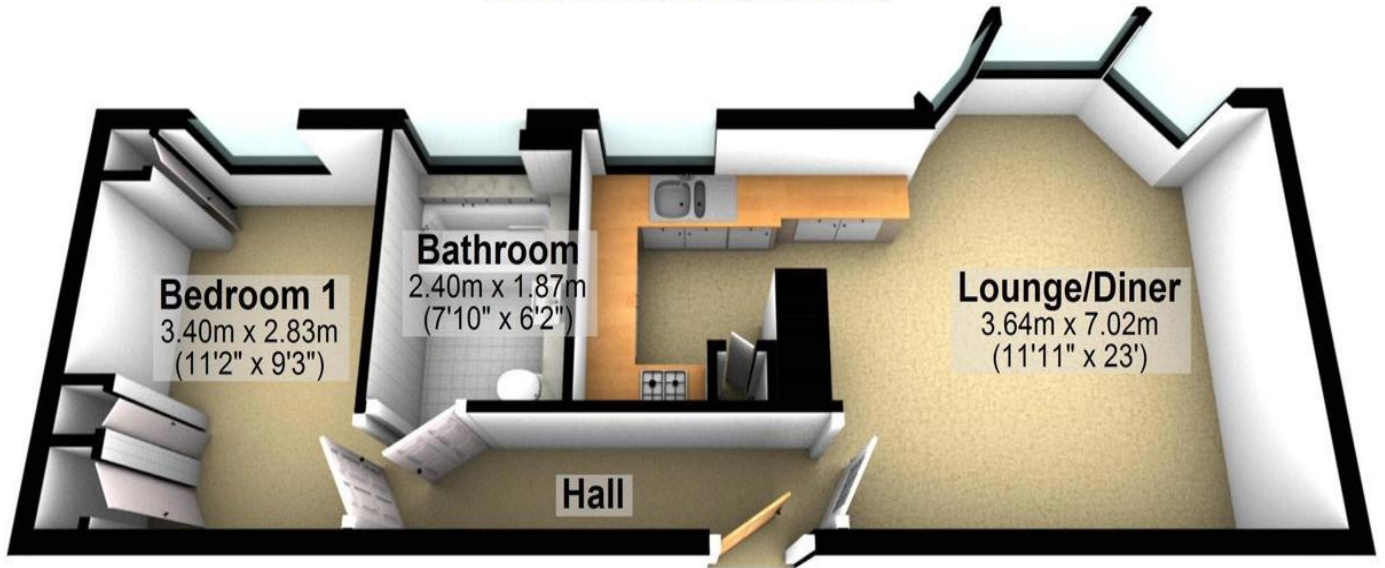
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable


## Ground Floor

Approx. 43.8 sq. metres (471.2 sq. feet)



Total area: approx. 43.8 sq. metres (471.2 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

35 Moorgate Road, Rotherham, South Yorkshire, S60 2AD

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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