

## 2 bed flat to buy in S60

Imperial Buildings, High Street,  
Rotherham, South Yorkshire, S60 1FF

**£32,500** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ INVESTMENT OPPORTUNITY
- ✓ Close to the local amenities
- ✓ VIEWINGS RECOMMENDED
- ✓ Town centre apartment
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

A MODERN STUDIO APARTMENT IN ROTHERHAM TOWN CENTRE. Tenanted £695 PCM.

This lovely apartment compromises of an open plan kitchen come lounge which also offers all white goods, two bedrooms and a bathroom which is tiled throughout with shower over bath.

This is in a perfect location for commuting into Sheffield and Doncaster via public transport. VIEWINGS A MUST!

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 142

Annual Ground Rent Amount: £265.00

Annual Service Charge Amount: £3,840.00

Price: Starting Bid £32,500

Property Type: Flat

Parking: None

Construction materials: Brick and block

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: Yes

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: No

Required access: Yes

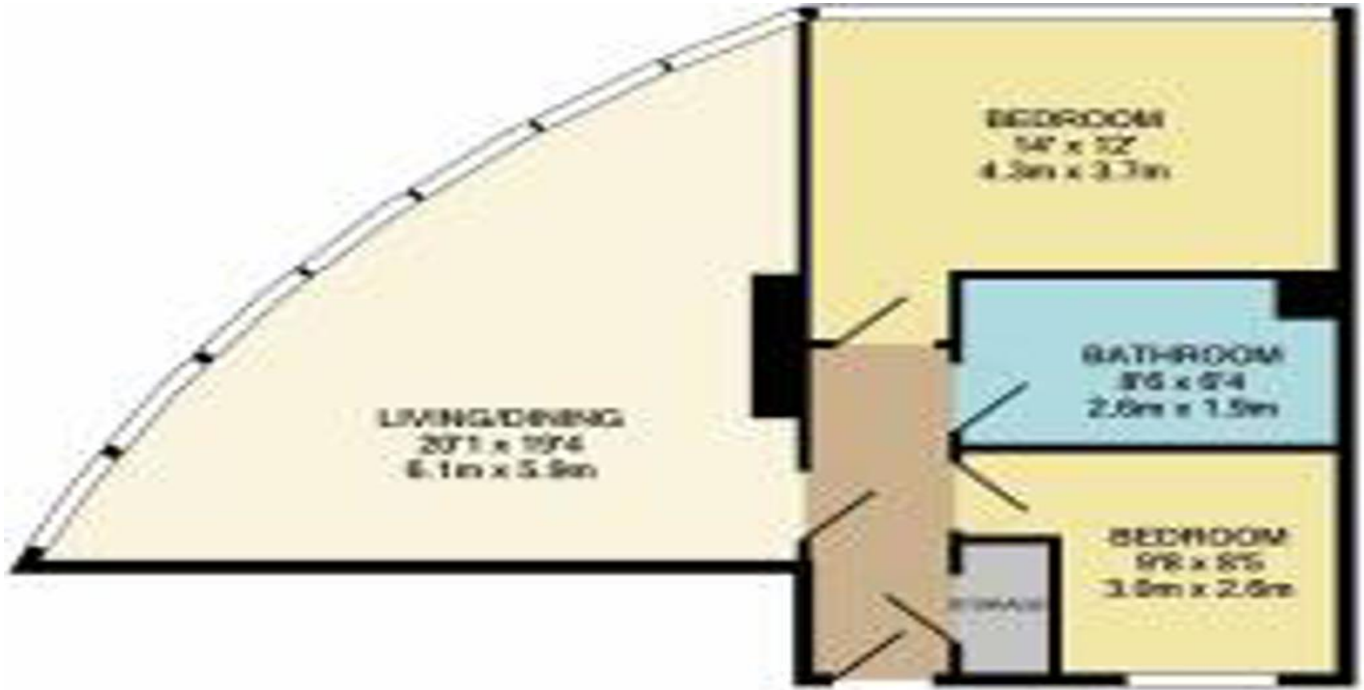
Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



TOTAL APPROX FLOOR AREA 556 SQ FT (51.9 SQ M)

These areas are approximate and do not include the areas of the floor plates contained here. Measurements are taken from the internal walls and do not include any other areas like porches, balconies, etc. The areas are for information only and should not be used as a basis for any purchase or other transaction. The actual area, together with any other areas, should be measured by a qualified professional. The actual area, together with any other areas, should be measured by a qualified professional. The actual area, together with any other areas, should be measured by a qualified professional. (Works with Matespace 2000)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(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

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

**19 West St. Marys Gate, Grimsby, Lincolnshire, DN31 1LE, Tel: 01472 311 113, enquiries@jacksongreenpreston.co.uk, https://www.jacksongreenpreston.co.uk/**

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