

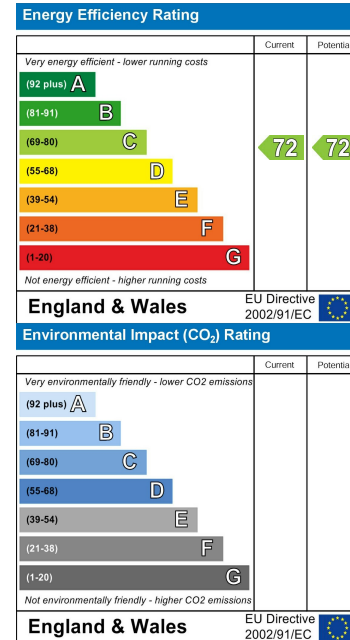
Floor Plan



Area Map



Energy Efficiency Graph



Flat 24, Clifton Park View 15-21 Doncaster Gate, Rotherham, S65 1DE

**£715 Per Calendar Month**

**\*\*DEPOSIT GURANTEE SCHEME AVAILABLE\*\*** available now is this modern and extremely spacious, second floor apartment, situated within Rotherham Town Centre which provides fantastic public transport links, easy access for motorways and an abundance of amenities all within a stones throw!

This property is a must see, before it's snapped up, so call Merryweathers to arrange your viewing.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

Merryweathers Residential Lettings Management 14-16 Ship Hill, Rotherham, S60 2HG

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Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
Registered in England and Wales No. 6679044



### Hallway 7'8" x 7'6" (2.35 x 2.29)

A light, hallway with plush carpets and storage cupboard. Providing access to:-

### Bathroom 6'0" x 7'4" (1.84 x 2.25)



The modern, three piece suite bathroom, consisting of:- WC and sink vanity and bath, with an over the bath shower. Decorated neutrally and with a heated towel rail.

### Kitchen/Dining Room/Lounge 22'5" x 10'9" (6.84 x 3.29)



This bright front facing and open plan spacious, lounge/kitchen/dining room allows plenty of room for relaxing or hosting and includes a modern kitchen with integrated fridge/freezer, washer/dryer, electric oven and electric four ring hob.

### Bedroom 20'6" x 10'10" (6.27 x 3.31)



Is a large, double, front facing bedroom with a built in storage cupboard, which could be utilised as a walk in wardrobe! With an electric wall mounted heater, laminate flooring and neutral décor.

### Tenancy Information

Rent: £715  
Deposit: £825 or Deposit Guarantee Scheme  
Holding Deposit: £165.00  
EPC Rating: C  
Council Tax Band: A  
Property Type: Second Floor Apartment – please note there is no lift.  
Tenure: Freehold  
Parking Type: No Parking Available  
Restrictions: N/A  
Construction Type: Brick  
Heating Type: Electric Wall Mounted Heaters  
Water Supply: Mains  
Sewage: Mains  
Gas Type: No Supply  
Electricity Supply: Mains  
Building Safety: N/A  
Rights and Easements: N/A  
Flooding: Low  
All tenants are advised to visit the Government website to gain information on flood risk.  
<https://check-for-flooding.service.gov.uk/find-location>  
Mobile/Broadband Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.  
<https://www.openreach.com/>  
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>  
Planning Permissions: N/A  
Accessibility Features: N/A  
Coal Mining Area: South Yorkshire is a coal mining area  
All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.  
<https://www.groundstability.com/public/web/home.xhtml>