



5 Newven House St. Leonards Road, Rotherham, S65 1PB

**Offers Around £65,000**

We are delighted to present this two bedroom flat located on St Leonards Road, Rotherham. The property offers sizeable accommodation in a highly convenient location. The property benefits from a garage and space for one car. Situated within easy reach of Rotherham Town Centre, the property benefits from excellent access to local shops, amenities, transport links and leisure facilities.

## Agents Note

The estate agent would like to make you aware that there is upon instruction 64 years left remaining on this lease. We therefore advise all interested parties to obtain advice from a suitable qualified mortgage advisor or legal team as lending criteria has specific requirements for leasehold lending.

## Entrance

Ground Floor Entrance - PVCu double glazed door into the kitchen, with stairs leading to the first floor:

## Kitchen 13'6" x 12'0" (4.13 x 3.67)

Having a range of wall and base units with a sink unit, space for fridge freezer and washing machine. Incorporating an electric hob and oven. Radiator and window over looking the rear elevation.

## Lounge 15'11" x 9'7" (4.86 x 2.93)

Having a double glazed window and a radiator.

## Bedroom

Having a double glazed window, a radiator and a range of fitted wardrobes.

## Bedroom 10'11" x 6'7" (3.34 x 2.02)

Having a double glazed window and a radiator.

## Bathroom 5'10" x 5'10" (1.80 x 1.79)

Having a panelled bath with shower, hand wash basin and low flush w.c, part tiled and a radiator.

## Material Information

Council Tax Band A

Tenure Leasehold

Property Type Flat

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers 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>

Parking type driveway and garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

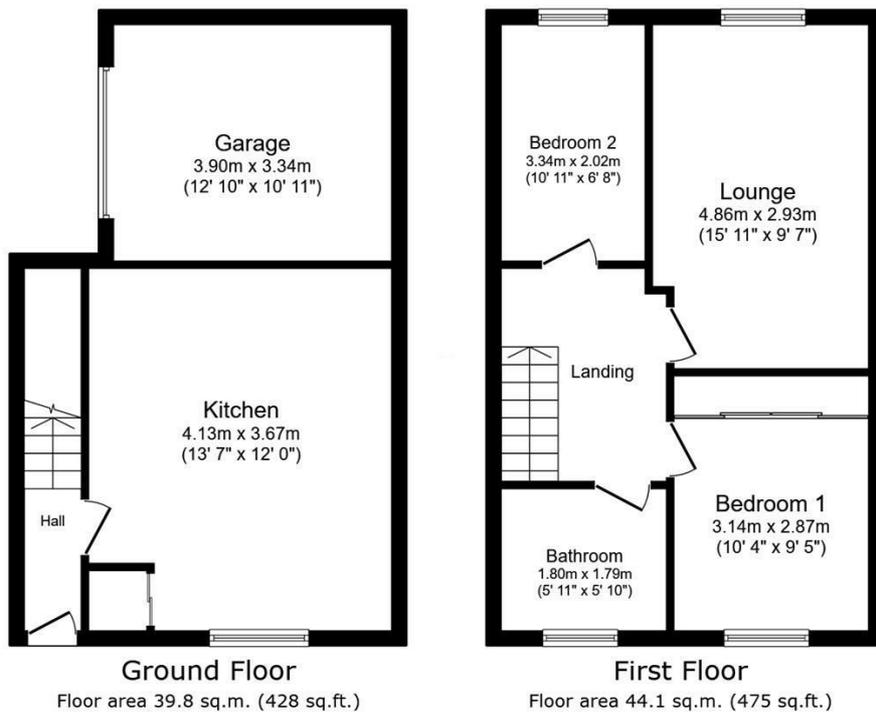
All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

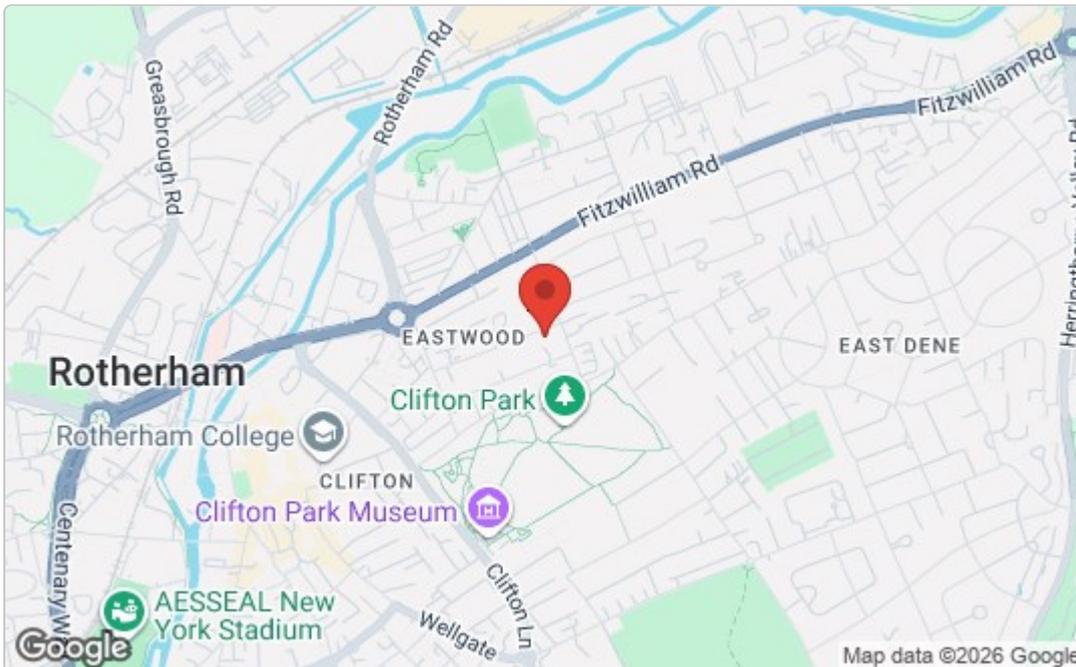
## Floor Plan



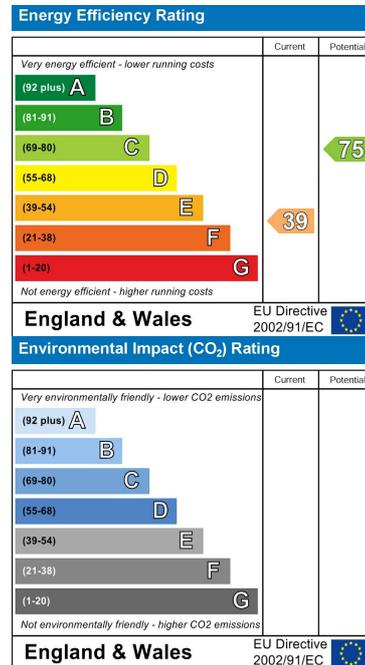
Total floor area: 83.9 sq.m. (903 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Area Map



## 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.

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