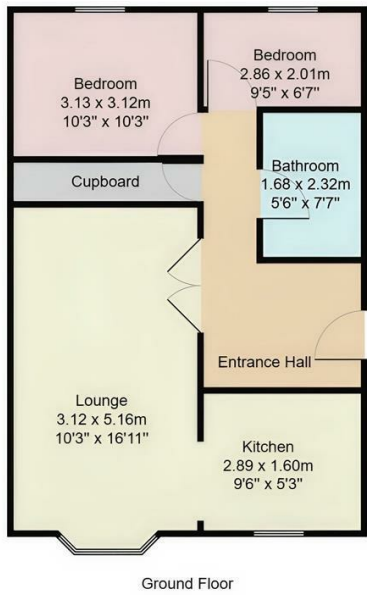


Floor Plan



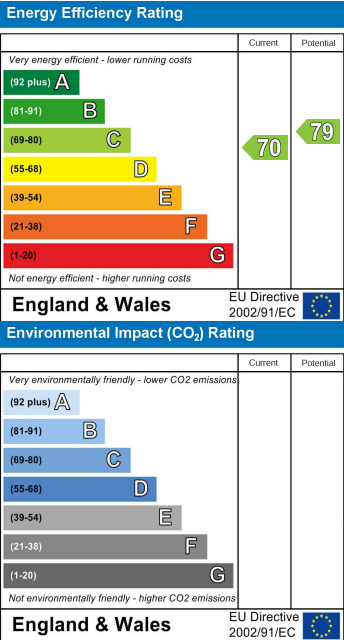
Total Area: 42.7 m² ... 459 ft²



Area Map



Energy Efficiency Graph



40 Lane End View, Rotherham, S60 3HH
£750 Per Calendar Month

****Available from 3rd February**** is this beautifully presented, modern ground floor apartment, located in the affluent area of Spinneyfield, Rotherham. This quiet location is ideal for easy access to Rotherham Hospital and Rotherham Town Centre for the local amenities and attractions. The apartment is situated excellently for motorway links and bus routes, as nearby as Broom Lane and Moorgate Road!

Contact Merryweathers to discuss your viewing on this must see property!

www.merryweathers.co.uk

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

Tel: 01709 379444 E-mail: lettings@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

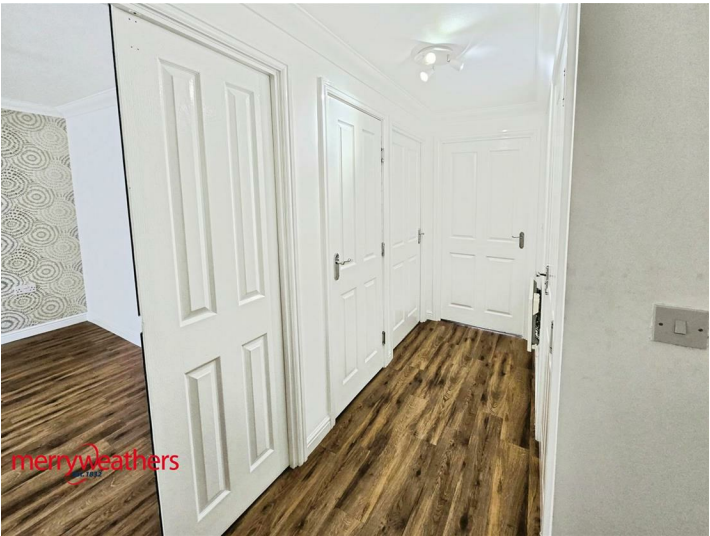
Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044



Communal Entrance

Enter the building from the main communal door with key entry, and the apartment is to the ground floor.

Hallway



A lovely hallway with access to all rooms, with cupboard housing the heating system.

Lounge 16'11" x 10'2" (5.16 x 3.12)



Large open-plan space neutrally decorated, finished with laminate flooring with bay window and access to the kitchen.

Kitchen 9'5" x 5'2" (2.89 x 1.60)



Offering a range of units with built in oven and hob and space for fridge freezer.

Bathroom 10'10" x 5'6" (3.32 x 1.68)



Comprises of a three piece white suite:- WC, wash basin and bath with shower over and glass shower screen.

Bedroom One 10'2" x 10'3" (3.12 x 3.13)



A good sized double room with neutral decoration, carpets and includes integrated wardrobes.

Bedroom Two 10'9" x 6'7" (3.28 x 2.01)



A smaller second bedroom with neutral walls and carpet overlooking the car park.

External



This beautifully presented building has communal garden space and allocated parking for one car, with amply visitor spaces around the building.

Tenancy Information

Rent: £750.00
Deposit: £0
Holding Deposit: £173.00
EPC Rating: C
Council Tax Band: C
Property Type: Ground floor apartment
Tenure: Freehold
Parking Type: Allocated
Restrictions: N/A
Construction Type: Standard
Heating Type: Gas Central Heating
Water Supply: Mains
Sewage: Mains
Gas Type: Mains
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>