



Flat 3, 64 Fitzwilliam Street, Swinton, Rotherham, S64 8RN

Asking Price £160,000

Set within impressive communal grounds is this modern apartment block, hosting this Ground Floor flat truly warranting an early inspection. The main reception room is a comfortable lounge with neutral décor and a large window and glazed doors opening onto the communal gardens, providing good natural light and pleasant green views. The separate fitted kitchen includes ample storage, worktop space and room for appliances, with a practical layout for everyday cooking and dining. Externally, residents enjoy access to a maintained communal garden with lawn and patio, as well as allocated off-street parking.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

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Material Information

Council Tax Band - A

Tenure - Leasehold

Property Type - Ground Floor Apartment

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

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

All buyers 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>

We advise all clients to discuss the above points with a conveyancing solicitor.

AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering

regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Leasehold Information

Leasehold 127 years remaining

Ground Rent £65.00 p/a

Service Charge £1652.31 p/a

Entrance Hallway

With communal door giving access to private hallway. hosting a large strage cupboard.

Dining Kitchen 13'0" x 8'7" (3.97 x 2.62m)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include a four ring gas hob with oven below and extractor above. There are integrated items to include a fridge and freezer, with space and plumbing for an automatic washing machine.

Lounge 13'4" x 15'9" (4.08 x 4.82m)



With upvc french doors giving access to the garden and patio areas, with centralo heating radiator and upvc glazing.

Bedroom 12'6" x 14'4" (3.82 x 4.38m)



With a front facing upvc window and range of fitted furniture with access to the en suite.

En Suite



With a three piece suite comprising of a walk in shower with electric shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Bedroom 9'6" x 8'7" (2.92 x 2.64)



With a front facing upvc window and central heating radiator.

Bathroom



Hosting a three piece suite comprising of a panelled bath, pedestal hand wash basin and low flush WC.

External



To the front of the property is gated access to the communal grounds which are maintained under the service agreement. There is a single allocated vehicular parking spot to the front with ample visitor parking bays available.

Floor Plan

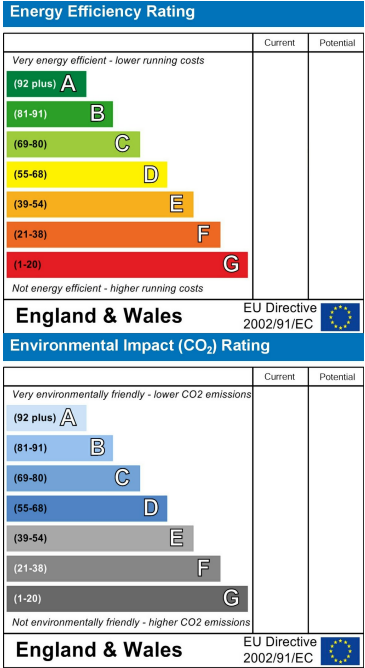


Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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