

Marketing Preview



55 Windle Court, Treeton, Rotherham, S60 5UX

£125,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! A fantastic opportunity to purchase this two double bedroom ground floor flat which is tucked away on a quiet road. Having allocated and visitor parking. Good road links to Sheffield, Rotherham and M1 Motorway. Perfect for first time buyers or investors!

SUMMARY

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HALLWAY

A welcoming hallway with neutral decor, carpeted flooring, ceiling light and radiator. Doors to the lounge, two bedrooms, bathroom and double storage cupboard.

LOUNGE 10'5" x 16'2"

Comprising of a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and Juliette balcony. Door to the kitchen.

KITCHEN 7'4" x 12'2"

Fitted with ample wall and base units, contrasting worktops and tiled splash back. Stainless steel sink. Oven, hob and extractor fan. Integrated washing machine and space for a full height fridge/freezer. Spotlighting, radiator and side window.

BEDROOM ONE 10'2" x 12'8"

A good sized double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the front.

BEDROOM TWO 8'10" x 12'4"

A second double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the rear.

BATHROOM 5'2" x 12'4"

Comprising of a bath with an overhead shower, pedestal sink and close coupled WC. Ceiling light, radiator and spotlighting. Double storage cupboard.

PROPERTY DETAILS

- LEASEHOLD - 107 YEARS REMAINING, AROUND £110.00PA GROUND RENT, SERVICE CHARGE ROUGHLY £80/90.00 PER MONTH
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A - ROTHERHAM COUNCIL

GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft (56.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



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