



Metro Apartments, Richmond Way, Kimberworth

Rotherham S61 2LJ

Offers in the Region Of £120,000



- **Ground Floor Apartment with Secure Telecom Entry**
- **Two Double Bedrooms & Bathroom**
- **Walking Distance to Meadowhall & Train/ Bus Station**
- **NO CHAIN**
- **Modern Open Plan Kitchen & Living with Appliances**
- **Allocated Parking Space**
- **Excellent Links to M1 Motorway Network & Sheffield**
- **Leasehold / Council Tax Band A**

Ground Floor Apartment in a Modern Development with Allocated Parking Situated within a modern residential complex, this well-presented ground floor apartment offers convenient, accessible living with the benefit of an allocated parking space.

The development features a secure telecom entry system providing access to a communal hallway.

Internally, the apartment comprises a private entrance hall with useful built-in storage, leading into a bright and spacious open-plan living area. The modern fitted kitchen is integrated within the living space and includes a range of appliances, making it ideal for both everyday living and entertaining.

The property offers two generous double bedrooms and a spacious, well-appointed bathroom.

Ideally located for commuters, the apartment is within very close proximity to the M1 motorway and is also within walking distance of Meadowhall Shopping Centre and the train station, providing excellent transport links. Sheffield and Rotherham town centres are both easily accessible, making this an ideal home for professionals, first-time buyers, or investors alike.





GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA - 639 sq.ft. (59.4 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in this document. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, options and specifications shown here are not intended to be guaranteed as to their operability or efficiency can be given. Major road nearby (A102).



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How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.



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GENERAL: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.

**** CARE - Buyers should also seek further clarification regarding broadband connections, speeds, mobile phone signal and coverage, risk of floods, risks associated with coalfield or coal mining and details of any local planning applications which may affect your decision to purchase this property. Useful links are available via our website www.bartons-net.co.uk/links**