



**Tolson Walk
Wath-upon-Dearne
Rotherham
South Yorkshire
S63 7EG**

Offers In Excess Of £71,000

bettermove

Tolson Walk

Rotherham

Bettermove are proud to present this 1 bedroom flat in Rotherham available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated space.

The council tax band is A.


This is a leasehold property with 200 years on the lease from 2010; the ground rent is £100pa and the service charge is £161pcm.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 1 bedroom and the shower room.

Located in the popular town of Rotherham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A633 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



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



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