

TO LET



Woodlands, Rotherham
£1,000 pcm


MARTIN&CO

Woodlands, Rotherham

Apartment,
2 bedroom, 2 bathroom

£1,000 pcm

Date available: Available Now

Deposit: £1,153

Unfurnished

Council Tax band: C

- Two double bedrooms
- En-suite bathroom
- Allocated parking
- Modern kitchen
- Intergrated appliances
- Two storage cupboards
- Spacious lounge

Located in the sought-after area of Broom, 23 Woodlands offers top-floor living with modern features and excellent transport links. This two-bedroom apartment benefits from neutral decor and spacious rooms throughout.

The large living room is filled with natural light, featuring a French window leading to a Juliette balcony. The kitchen is well-appointed with modern fittings, including an integrated oven, hob, fridge-freezer, dishwasher, and washing machine. The main bedroom also boasts an en-suite and French windows opening to its own Juliette balcony. The



second bedroom, another double, offers flexibility for guests, work-from-home needs, or additional storage.

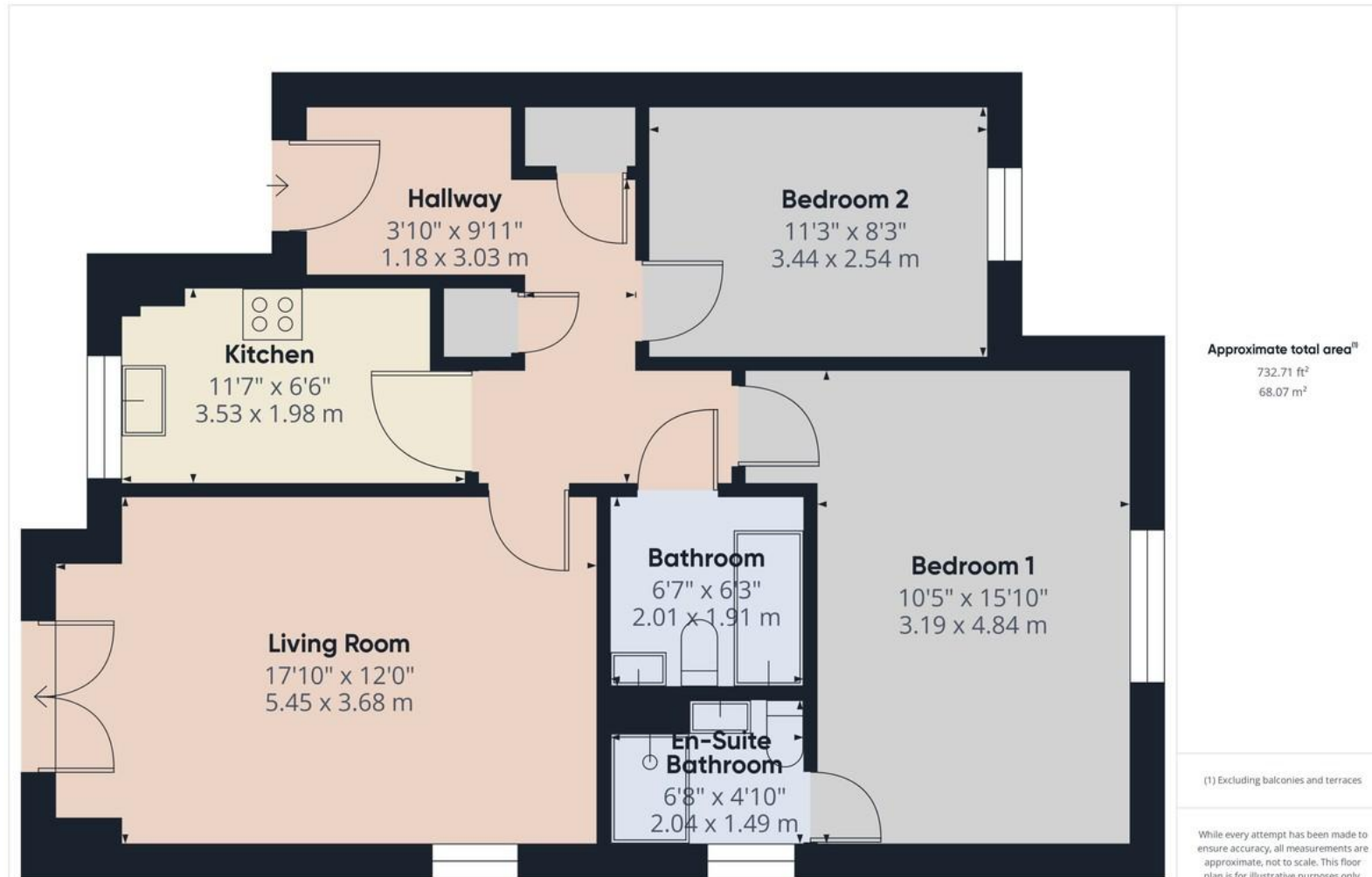
The apartment's hallway provides practical storage with two built-in cupboards. While the building does not include a lift, the two flights of stairs lead to this well-maintained and private top-floor setting. An allocated parking space ensures convenience, and the location is ideal, being close to Rotherham Hospital, the A630, and bus routes, making commutes straightforward. Local amenities, including supermarkets like Aldi and Morrison's, are just a short distance away, along with nearby green spaces and schools such as Oakwood High School.

Please call today to register your interest!



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 80 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-10 | G | | |





Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



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