

**TO LET**



**Bridgewater Way, Ravenfield**  
**£750 pcm**

  
**MARTIN & CO**



## Bridgewater Way, Ravenfield

Top Floor Apartment,  
2 bedroom, 1 bathroom

£750 pcm

Date available: Available Now

Deposit: £865

Unfurnished

Council Tax band: B

- SOUGHT AFTER VILLAGE
- MODERN RESIDENTIAL AREA
- IMMACULATELY PRESENTED
- CLOSE TO AMENITIES
- GREAT TRANSPORT LINKS
- 
- 

Tucked away in a quiet location within the much sought after village of Ravenfield, this modern and well-presented top floor apartment is in the heart of a desirable, recently built residential area. The surrounding village offers all amenities at your convenience with easy access to major road networks. Neutrally presented throughout with a contemporary finish this apartment lends itself perfectly to the working professionals, an internal viewing is strongly recommended. Register your interest now to avoid disappointment.



Briefly the property comprises of a welcoming entrance hall leading to a large and bright open plan living, dining area. A fantastic space this contemporary room will comfortably accommodate all necessary living and dining furniture. Separate to this, the modern kitchen area is offered with a range of wall and base units, roll top work surfaces and integrated gas hob and electric oven. Finished to a high standard the contemporary bathroom has a four piece white suite with bath, low flush wc, basin and separate shower cubicle. Both bedrooms are of a similar size and are comfortable double rooms. This property benefits from gas central heating, upvc windows and a voice control door entry system.

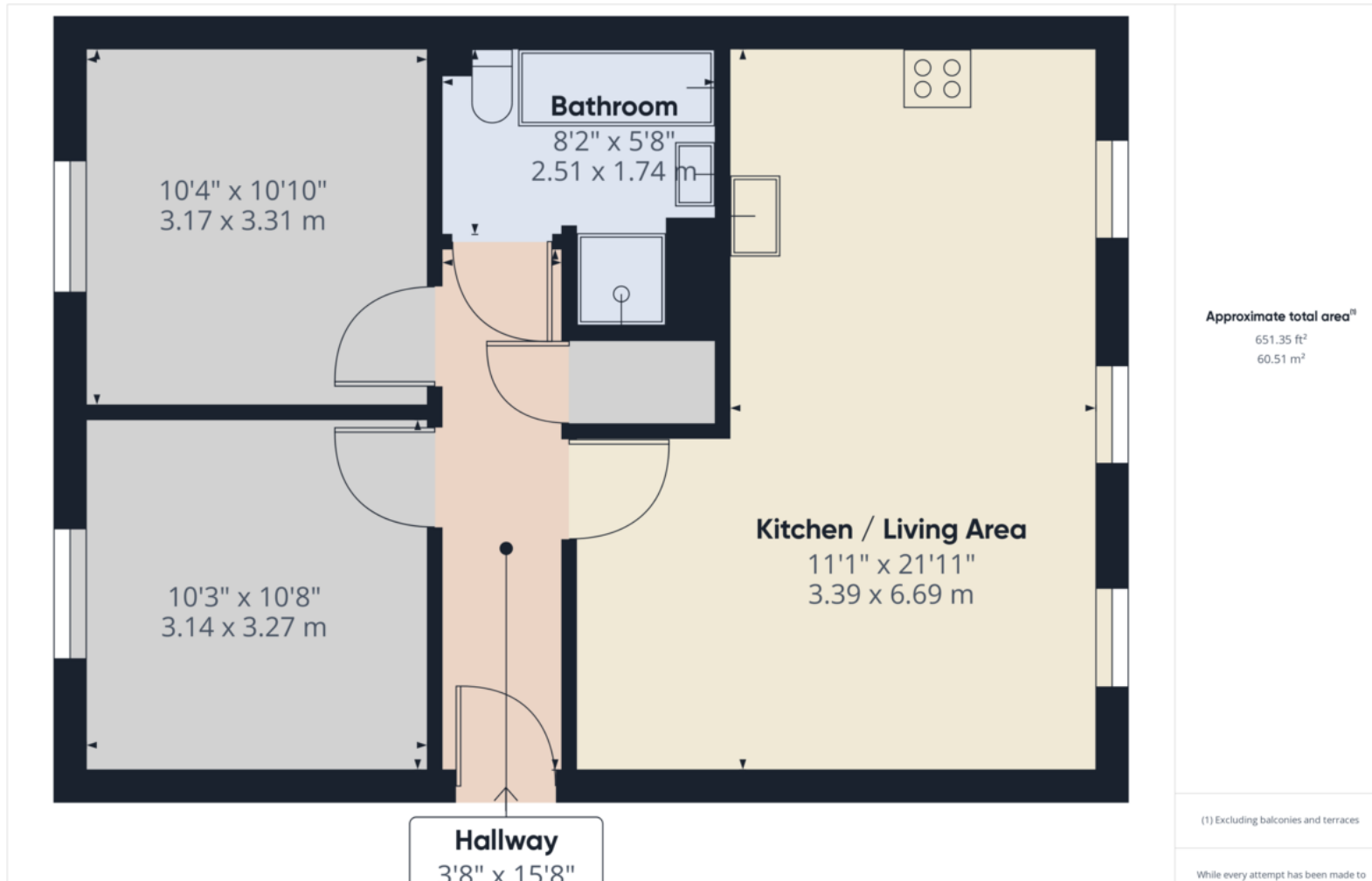
Externally is one allocated parking space and further visitors parking. Sorry, no pets allowed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		78	80
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		1	1
EU Directive 2002/91/EC			

Address:  
 Bridgewater 2, 10, 15, 4, 3H  
 Reference:  
 Bridgewater 2, 10, 15, 4, 3H



## Martin & Co Rotherham

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

