

TO LET



Trafford Apartments, Rotherham
£650 pcm


MARTIN&CO

Trafford Apartments, Rotherham

Apartment,
2 bedroom, 1 bathroom

£650 pcm

Date available: Available Now

Deposit: £750

Unfurnished

Council Tax band: A

- MODERN APARTMENT
- SPACIOUS KITCHEN/LIVING AREA
- WHITE GOOD INCLUDED
- SECURE COMMUNAL AREAS
- ALLOCATED PARKING
- CLOSE TO M1 & MEADOWHALL
-

Situated in a highly desirable village this modern top floor apartment has style in abundance. Located just off Junction 34 of the M1 the development is ideally placed for anyone needing to commute to Rotherham, Sheffield, Barnsley or Doncaster and also great for anyone working at Meadowhall. Perfectly suited to the working professional or couple.

The modern kitchen is offered with an integrated electric oven/ hob, chrome cooker hood, washing machine and full height fridge freezer. The U shaped fitted units provide a



great amount of workspace! The carpeted living room will easily accommodate any necessary living furniture.

Both bedrooms would accommodate a double bed and furniture. In addition the second room has an in-built cupboard to house the combination boiler which also provides ideal storage space.

The contemporary feel continues into the bathroom offered with a full white suite and over bath mixer shower.

The property has one allocated parking space and further visitors parking.

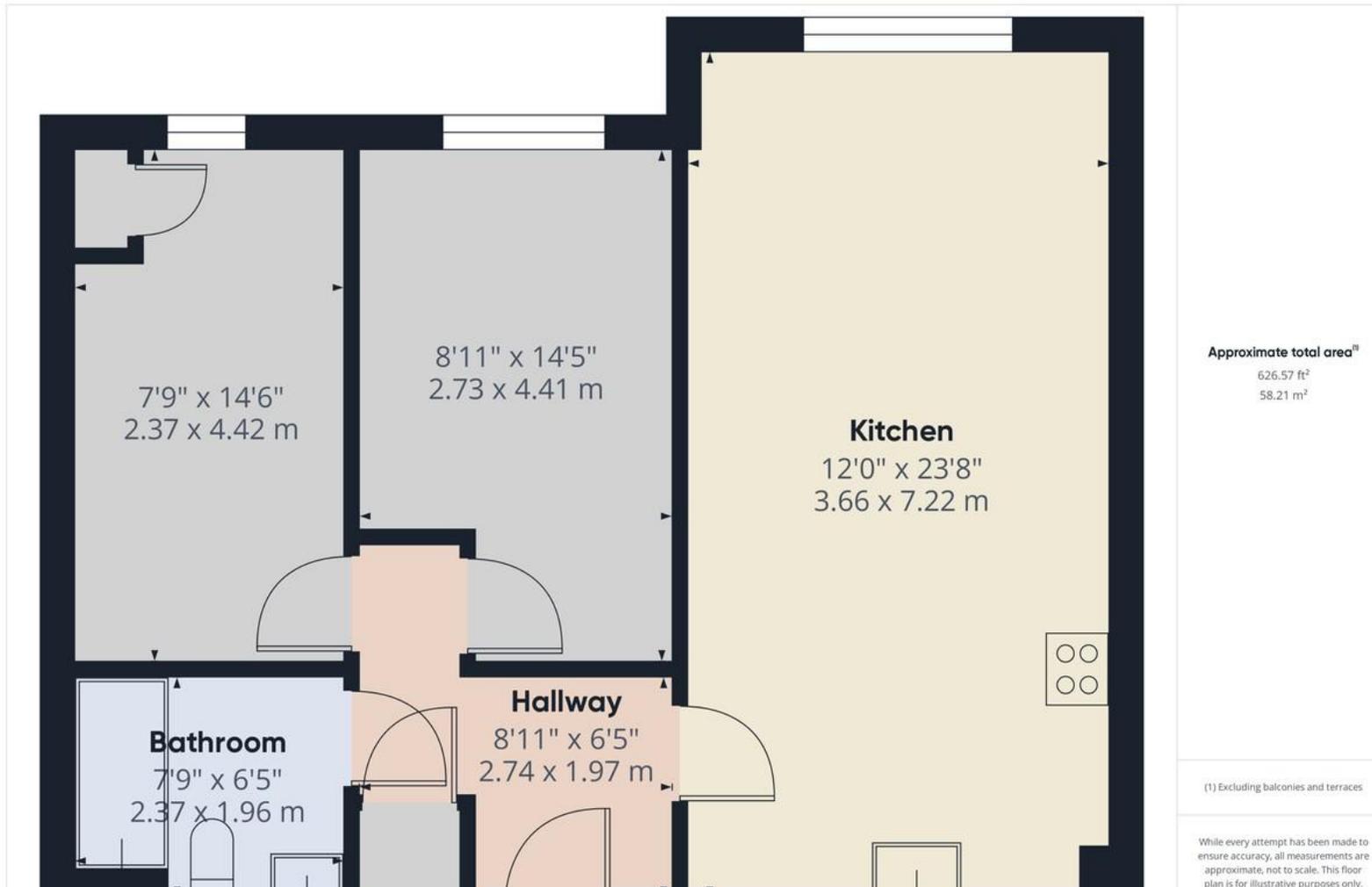
This property benefits from gas central heating with combination boiler and full double glazed windows making the apartment highly energy efficient. Unfortunately the landlord will not accept pets on this property



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			
		84	84
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		1	1
England, Scotland & Wales		EU Directive 2002/91/EC	





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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.