



Trafford Apartment, Richmond Way, Rotherham, S61 2LJ

Guide Price £90,000 to £95,000

# Trafford Apartment, Richmond Way, Rotherham, S61 2LJ

## Overview

- Two bedroom third floor apartment
- Currently managed by Crucible lettings team
- Potential rental yield of 6% +
- Allocated parking
- Fantastic location



## Description

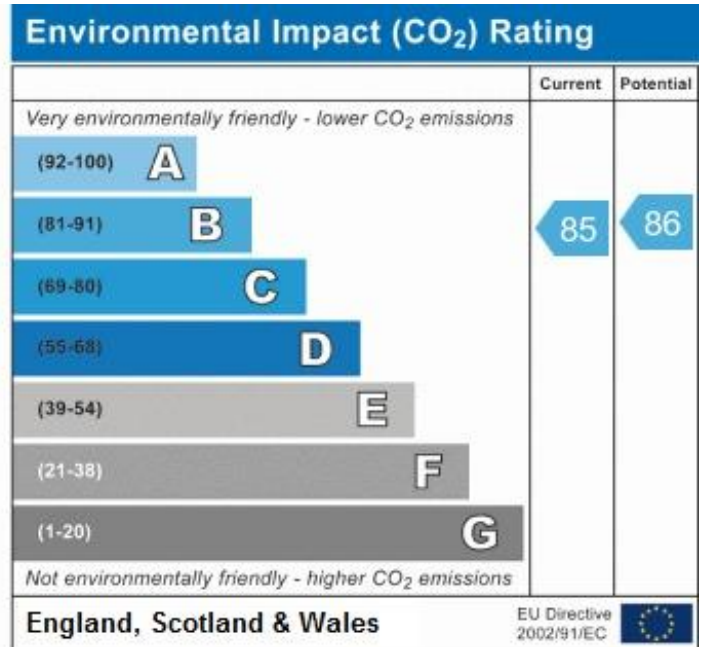
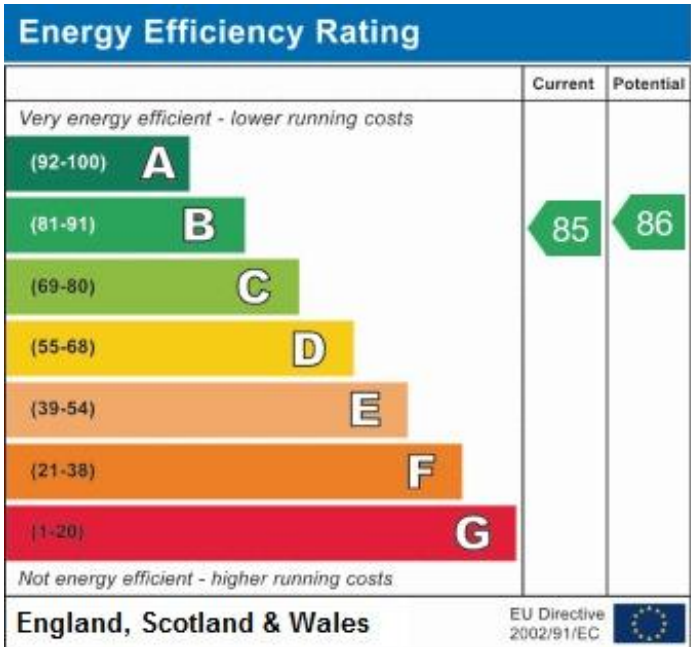
**\*\*ATTENTION INVESTORS\*\*** Are you on the hunt for a fantastic new investment?

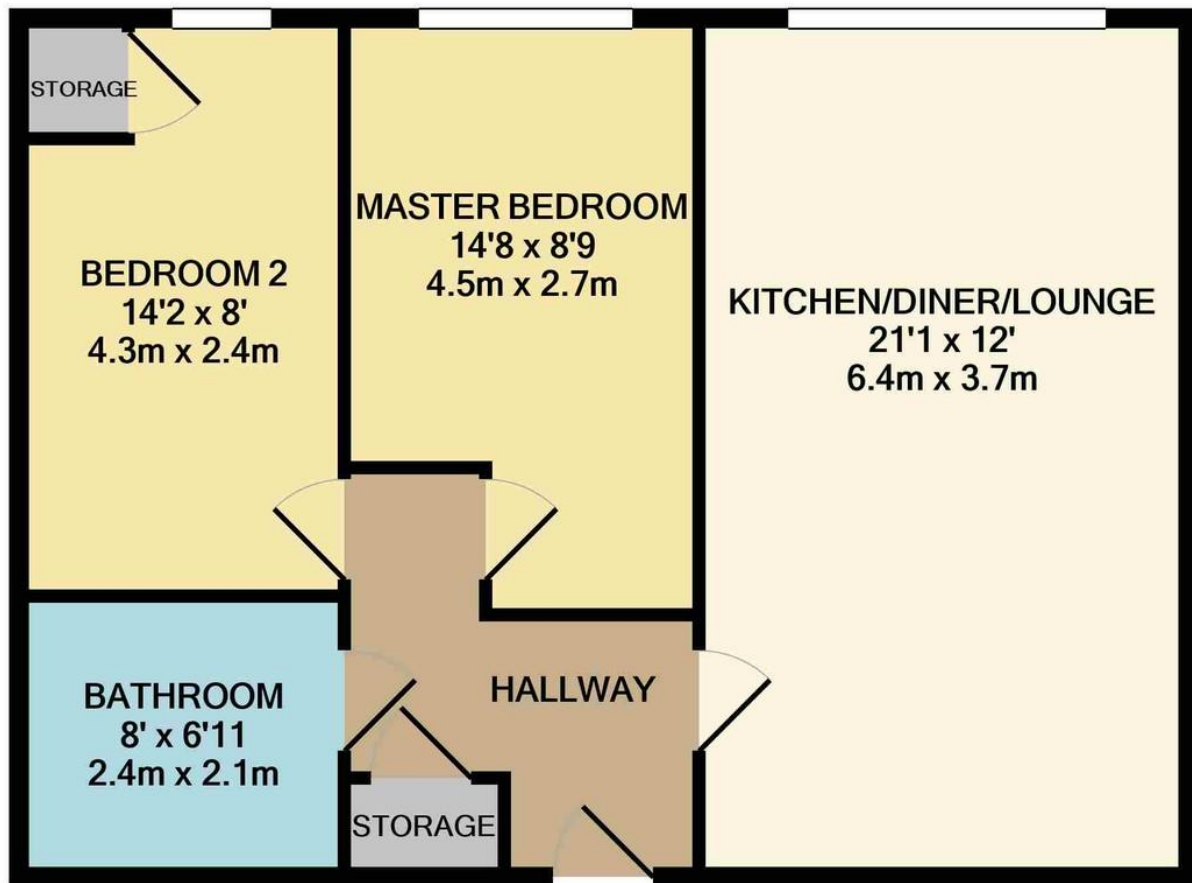
A well-presented two bedroom apartment located in a sought after development of Kimberworth, Rotherham. The accommodation is approached via a communal entrance hall and staircase, this property is situated on the third floor. In brief; entrance hallway with a large storage cupboard perfect for storing outdoor wear, an open plan living dining kitchen with a range of integrated appliances, two good sized bedrooms, one with a fitted storage cupboard and great sized bathroom with shower over bath.

Externally there is one allocated parking space and additional visitors parking. The property is close to local amenities, reputable schools, meadowhall shopping centre, Ikea and a train station.

Currently fully managed by Crucible Sales and Lettings with a sitting tenant.







**TOTAL APPROX. FLOOR AREA 606 SQ.FT. (56.3 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. C1235

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