



£155,000 Guide Price

Broomhill Avenue, Waverley, Rotherham

Apartment | 2 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- A Beautiful Ground Floor Two Bedroom Apartment
- To Suit First-time Buyer/ Young Professionals / Investor
- Stunning Open Plan Living Area
- Fabulous Bathroom
- Well Maintained Communal Areas
- Designated Parking & Ample Guest Parking
- Highly Desirable Location
- VIEWING ESSENTIAL!

## Property Description

GUIDE PRICE £155,000 to £165,000

TO LIVE OR INVEST THIS APARTMENT YOU MUST SEE...BEAUTIFULLY PRESENTED ON BROOMHILL AVENUE ON THE WAVERLEY...!

Uflit are more than delighted to welcome to the market this beautifully presented TWO BEDROOM GROUND FLOOR APARTMENT.

## Main Particulars

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Uflit are more than delighted to welcome to the market this beautifully presented TWO BEDROOM GROUND FLOOR APARTMENT. Located in the highly desirable development of the WAVERLEY, within easy reach of local amenities, excellent transport links, fabulous lake side walks and a stones throw away from the newly built school. The communal areas both inside and out are well maintained. Briefly comprising of a stunning open plan living area with a high end kitchen, spacious lounge benefitting from full length windows, a beautiful bathroom and two bedrooms. To the outside well maintained communal areas with a designated parking space and further visitor parking. The property benefits from a range of fitted blinds and an intercom access. If you want a low maintenance apartment in a desirable modern development then Uflit have found your perfect haven. VIEWING HIGHLY ADVISED Call Uflit TODAY 01709 912730.

Council Tax Band: A

Tenure: Leasehold

### Entrance

Entering through a communal door with security intercom system to a light and welcoming hallway beautifully maintained.

### Inner Hallway

A solid wood fire door opens into the off set hall with carpeted flooring, radiator, doors giving access to two bedrooms, open plan living area, bathroom and storage cupboard.

### Open Plan Living Area/Kitchen w: 5.9m x l: 4.7m (w: 19' 4" x l: 15' 5")

A beautifully presented lounge where your eyes are drawn to two front facing full length upvc windows and a further upvc window illuminating this entire space and two radiators add to the warmth. Carpet flows throughout and splits to vinyl to the kitchen giving a sense of separation to the open plan aspect. Sizes to maximum measurements.

### Kitchen

A stunning fully integrated kitchen comprising of a large range of wall and base units with complimentary worksurface areas and matching upstands. Appliances to include a built-in electric oven, gas hob with stainless steel back panel and extractor, integrated fridge with separate freezer, dishwasher and washer dryer with an abundance of spot mood lighting.

### Bedroom 1 w: 4.5m x l: 2.8m (w: 14' 9" x l: 9' 2")

A double bedroom with carpeted flooring, radiator and a full length upvc window. Sizes to maximum measurements.

**Bedroom 2** w: 2.3m x l: 2.6m (w: 7' 7" x l: 8' 6")

An ample sized second bedroom with carpeted flooring, radiator and a upvc window.

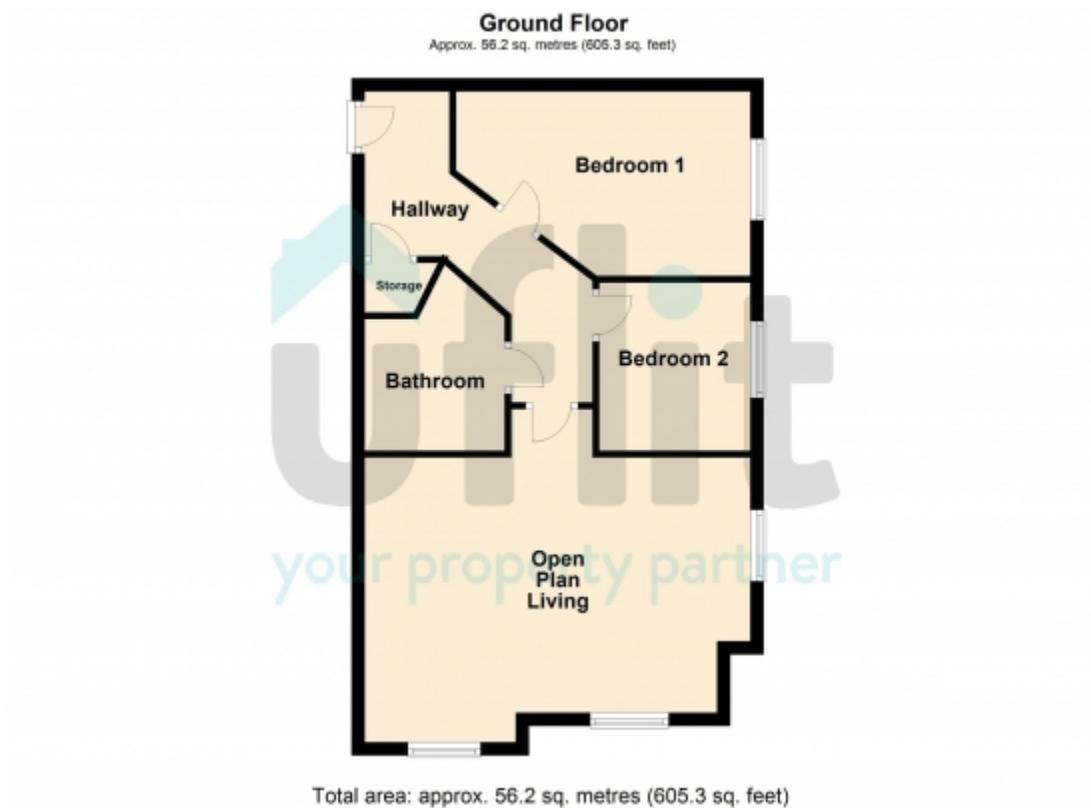
**Bathroom** w: 1.9m x l: 2m (w: 6' 3" x l: 6' 7")

A beautifully presented bathroom comprising of a panelled bath with overhead shower, further mixer tap shower and screen, vanity wash hand basin and low level wc. Partially tiled walls with contrasting vinyl flooring, spot lighting and a heated towel rail.

### **Outside**

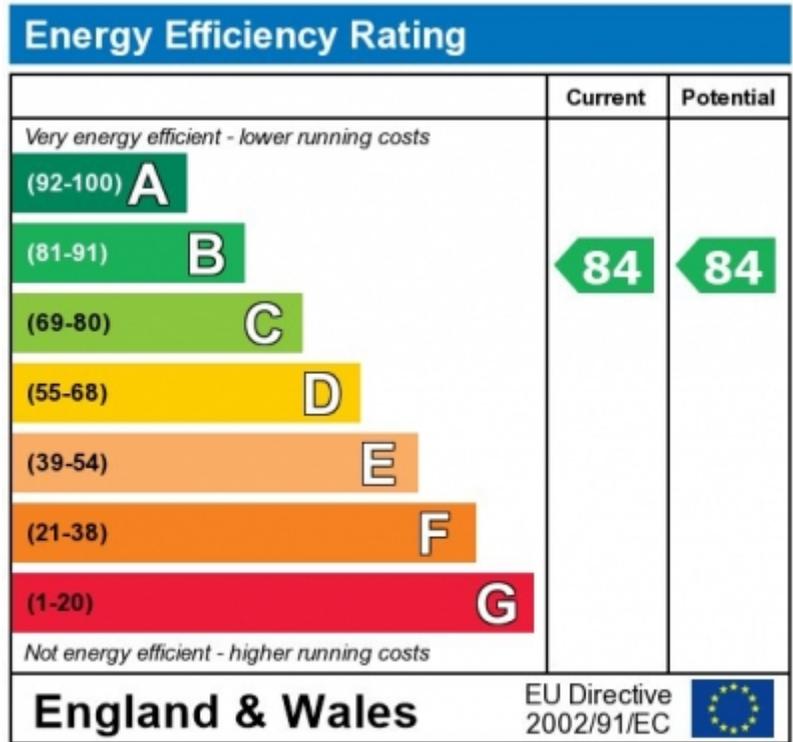
The property sits back from the road side nestled away in beautifully maintained wrap around gardens with manicured borders and has a designated parking space with ample visitor parking.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



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