

**TO LET**



**Flat 5, 21 Rockcliffe Road**  
**£949 pcm**

  
**MARTIN&CO**

## Flat 5, 21 Rockcliffe Road

Apartment,  
2 bedroom, 1 bathroom

£949 pcm

Date available: Available Now

Deposit: £1,095

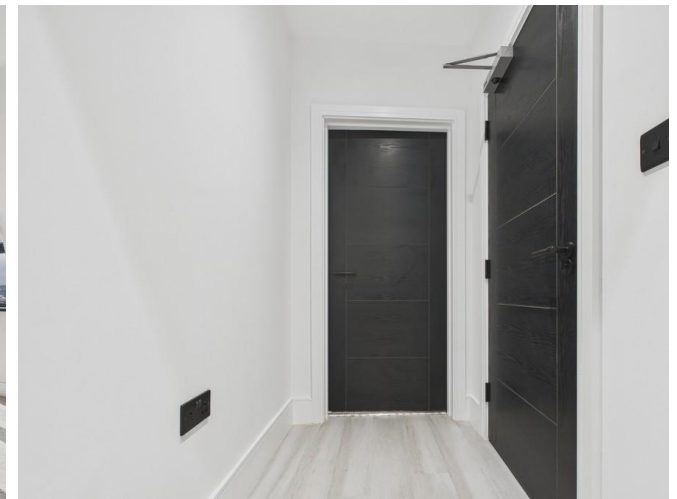
Unfurnished

Council Tax band: TBC

- Herringbone Flooring
- Modern Wall Panelling
- Brand New Throughout
- High Spec Kitchen
- Integrated Appliances
- Good Quality Carpets
- Shared Outdoor Space

Don't miss out on an opportunity to rent this luxurious, brand new 2 bedroom apartment in Rawmarsh!

The property features open-plan living spaces with elegant herringbone flooring throughout as well as good quality carpets. The property boasts modern decor including the ever so popular wall panelling. This apartment features a brand-new modern kitchen with integrated appliances, including a fridge freezer and washing machine. The windows fill the rooms with natural light, creating a bright and welcoming feel.



The bathroom is finished with sleek tiling, a bath with overhead shower, floating sink, and WC.

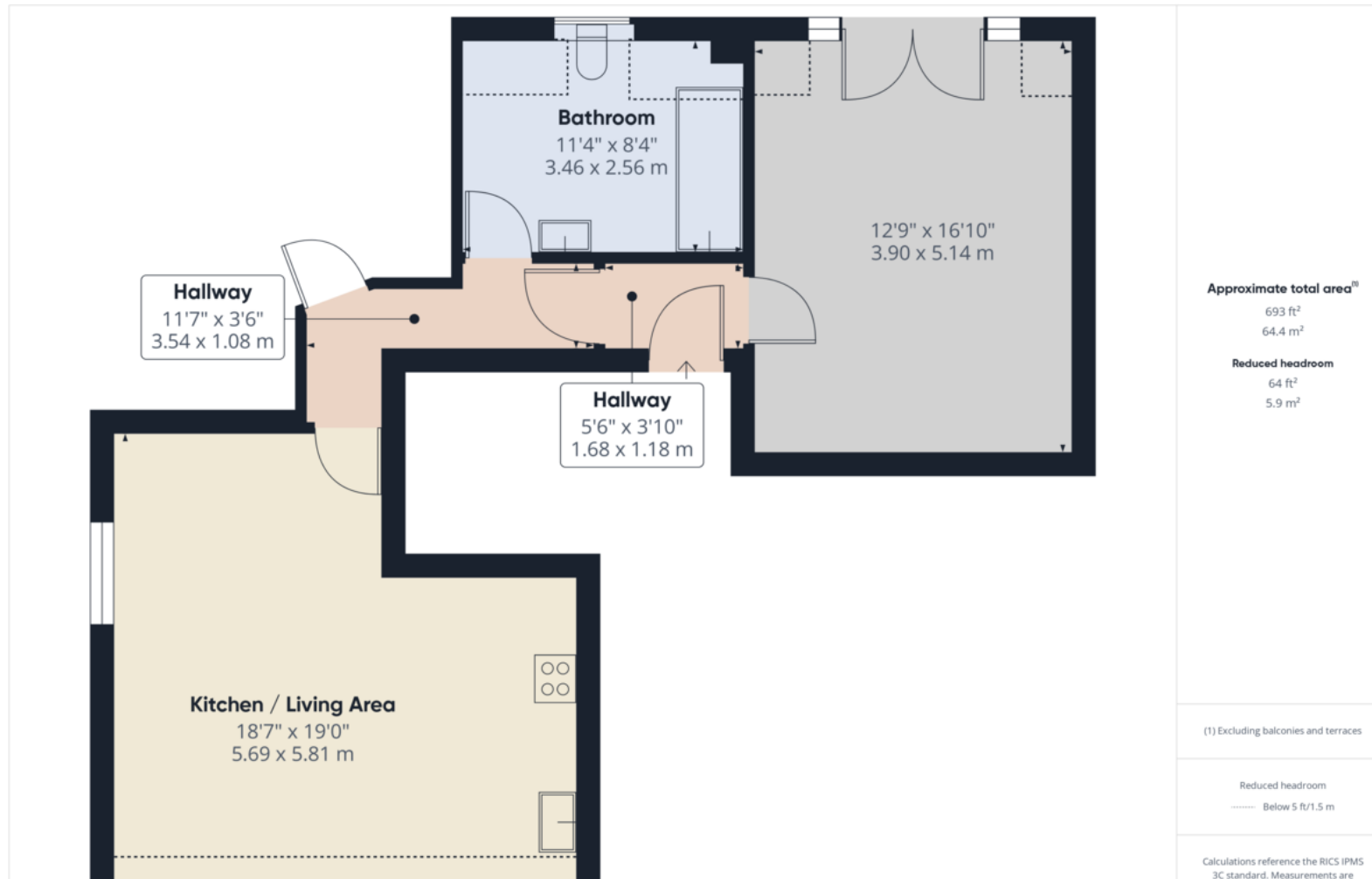
Bedrooms are generous doubles with soft neutral carpets and views over the local allotments.

This apartment offers an allocated parking space, with visitor parking available on-street. Communal gardens are being landscaped to provide shared outdoor space for residents to enjoy.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 86 B    | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





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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.