

3 The Rambles Ballfield Lane,  
Darton S75 5GZ

PER CALENDAR MONTH  
£875 Per Calendar Month



THIS FANTASTIC TWO BEDROOM GROUND FLOOR APARTMENT IN THIS SOUGHT AFTER MODERN DEVELOPMENT CLOSE TO LOCAL AMENITIES AND LINKS TO THE M1 IS WELL PRESENTED AND JUST READY TO MOVE INTO. IT BENEFITS FROM A SIZEABLE, OPEN PLAN LIVING/KITCHEN/DINER, EN-SUITE PLUS BATHROOM, DRESSING ROOM, GARDEN AREA, ONE GATED PARKING SPACE, VISITOR SPOTS AND COMMUNAL PATIO & SEATING AREAS.

AVAILABLE JUNE 2026 / UNFURNISHED / NO SMOKERS / BOND £1005 / ENERGY RATING B / COUNCIL TAX BAND A

PAISLEY  
PROPERTIES

## COMMUNAL ENTRANCE



You enter the building via a communal door to the lobby which gives access to just the four apartments in this part.

## APARTMENT HALLWAY 13'0" x 6'9" max



You enter the apartment through a secure fire door into this spacious hallway with plenty of space to remove coats and shoes. There is a useful storage cupboard, wall mounted radiator, and entry phone. There are power sockets, ceiling spotlights and doors lead to the bathroom, both bedrooms and the open plan living dining kitchen

## LIVING KITCHEN DINER 22'10" max x 11'5"



A spectacular space, having double glazed window and door leading to the private garden space. There is generous space for freestanding dining and living furniture and a door leads to the hallway.

## LOUNGE AREA



First part of this amazing space, having double glazed side door drawing in lots of natural light in addition to the window and glazed door that leads to the garden. There are numerous power sockets, a wall mounted radiator, laminate flooring and pendant ceiling light. This space is open plan to the kitchen.

## KITCHEN



Having a good range of wall and base units with a neutral wood effect finish, complimentary square edged worktops, matching splashbacks and stainless steel sink with mixer tap. Integral appliances include the electric oven, four ring gas hob with contemporary extractor hood over, under counter fridge and freezer, and dishwasher plus there is a freestanding washing machine. The laminate flooring flows from the living area, natural light is drawn in from the double glazed window to the side and there are ceiling spotlights. An internal door takes you from this whole area to the hallway.

## BEDROOM ONE 11'1" x 9'10" max



A good sized double bedroom, situated at the the rear of the property with fitted carpet flooring, central heating radiator, double glazed window and door into the en-suite. There is a pendant ceiling light and an internal door leads to the hallway.

### **EN SUITE 7'5" max x 4'9"**



Lovely en suite with a three piece suite in white consisting of a tiled shower enclosure with thermostatic shower, pedestal wash basin mixer tap and twin flush low level WC. There is an extractor fan, wall mounted radiator, vinyl flooring and inset ceiling lights. An internal door leads into the bedroom.

### **BEDROOM TWO 10'9" x 7'5"**



Second double bedroom that has two unique features. Firstly there is the glazed door to Juliette balcony and more impressively, the walk in dressing room. There is carpet flooring, a wall mounted radiator and pendant ceiling lighting. Internal doors lead to the dressing room and hallway.

### **DRESSING ROOM 8'1" x 5'11"**



Fantastic extra space and fitted out with a combination of shelving and rails. There is carpet flooring, a wall mounted radiator, ceiling light, power socket with natural light drawn from the double glazed window. An internal door leads to the bedroom.

### **BATHROOM 7'5" x 6'9"**



A stylish bathroom with a three piece suite in white consisting of panel bath with mixer taps, thermostatic shower over and glass screen, pedestal wash basin with mixer tap and low level WC. There is a heated chrome towel radiator, tiling on walls to full height, vinyl flooring and ceiling light. An internal door leads to the hallway.

## PARKING



A secure gated entrance gives access to the sizeable parking area with assigned bays plus visitor spots

## GARDEN

There are enclosed communal areas including a decked patio space with the apartment itself having its own private garden with lawn and two areas of decking.

## **LETTINGS INFORMATION MAPPLEWELL**

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

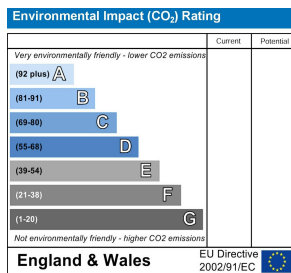
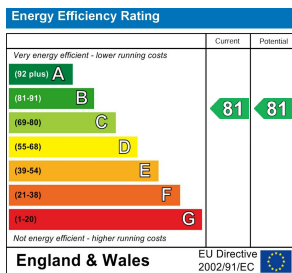
## **PAISLEY PROPERTIES MAPPLEWELL**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

## **PAISLEY MORTGAGES MAPPLEWELL**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*



[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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