



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM APARTMENT FOR RENT - £1,050 PER MONTH

KINGSLEY HALL, OFF LIMEWOOD GROVE, NEWCASTLE UNDER LYME, STAFFORDSHIRE, ST5 2DU



KEY FEATURES

- 2 BED LUXURY 1ST FLOOR DUPLEX APARTMENT • WITHIN GATED COMMUNITY • LOUNGE & MODERN FITTED KITCHEN • MASTER BEDROOM WITH ENSUITE • GAS CENTRAL HEATING & DOUBLE GLAZED • DESIGNATED PARKING • COMMUNAL GARDENS • WALKING DISTANCE TO NEWCASTLE

STONE

Granville Square, 75A High Street, Stone, Staffordshire, ST15 8AE

T: 01785 338 570
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W: www.austinandroe.co.uk

DESCRIPTION

Austin & Roe are pleased to offer an immaculately presented luxury duplex executive apartment situated in a highly sought after location within a small gated development of luxury homes and just minutes walk to Newcastle Town Centre.

The property comprises a spacious open plan Lounge Diner with "Juliet" balcony, fully fitted modern Kitchen with integrated appliances, Master Bedroom with built-in wardrobes, Dressing Room and ensuite bathroom including stand alone shower, A further Bedrooms and Family Bathroom. The property benefits from gas central heating, double glazing, electronic security and superior oak wooden flooring throughout.

The property is located on a small gated development with communal gardens and designated parking, just a couple of minutes walk from the bustling centre of Newcastle, close to the Royal Stoke University Hospital and having great commuter links.

Offered unfurnished and available from 1st May

The Council Tax Band is C.

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Mains Electric

Mains Gas

Mains Water

Broadband FTTC

Mobile coverage

Viewing is highly recommended.

TENANCY INFO

NO SMOKERS

We are members of the following.

TDS Membership No. G10450

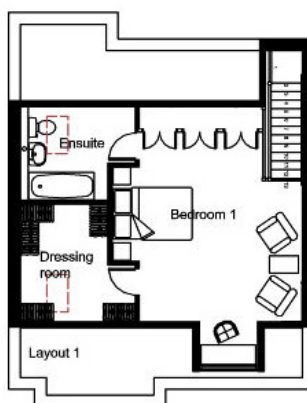
The Property Ombudsman Scheme Membership No. T02157

Property Mark Client Monies Protection CO130967

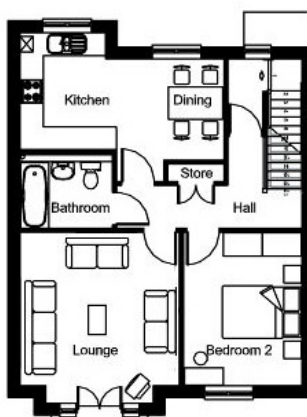
No Tenant Fees payable.

Deposit is one months rent.





Apartment Type: H - Two bedroom apartment
Second floor plan



Apartment Type: H - Two bedroom apartment
First floor plan

ADDITIONAL INFORMATION

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ENERGY EFFICIENCY

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		