



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM APARTMENT FOR RENT - £1,095 PER MONTH

KINGSLEY HALL, LYMEWOOD GROVE, NEWCASTLE UNDER LYME, STAFFORDSHIRE, ST5
2DU



KEY FEATURES

- WELL PRESENTED APARTMENT • TWO DOUBLE BEDROOMS • BATHROOM • LOUNGE • FITTED KITCHEN • OFFERED UNFURNISHED • AVAILABLE IMMEDIATELY

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 Lounge Diner with "Juliet" balcony, fully fitted modern Kitchen with dining area and 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 flooring and fitted carpets 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.

The photographs aren't of the actual apartment but a similar property in the same gated community.

Offered unfurnished and available from 14th June

The Council Tax Band is C.
Mains Electric
Mains Gas
Mains Water
Broadband FTTC
Mobile coverage

Viewing is highly recommended

TENANCY INFO

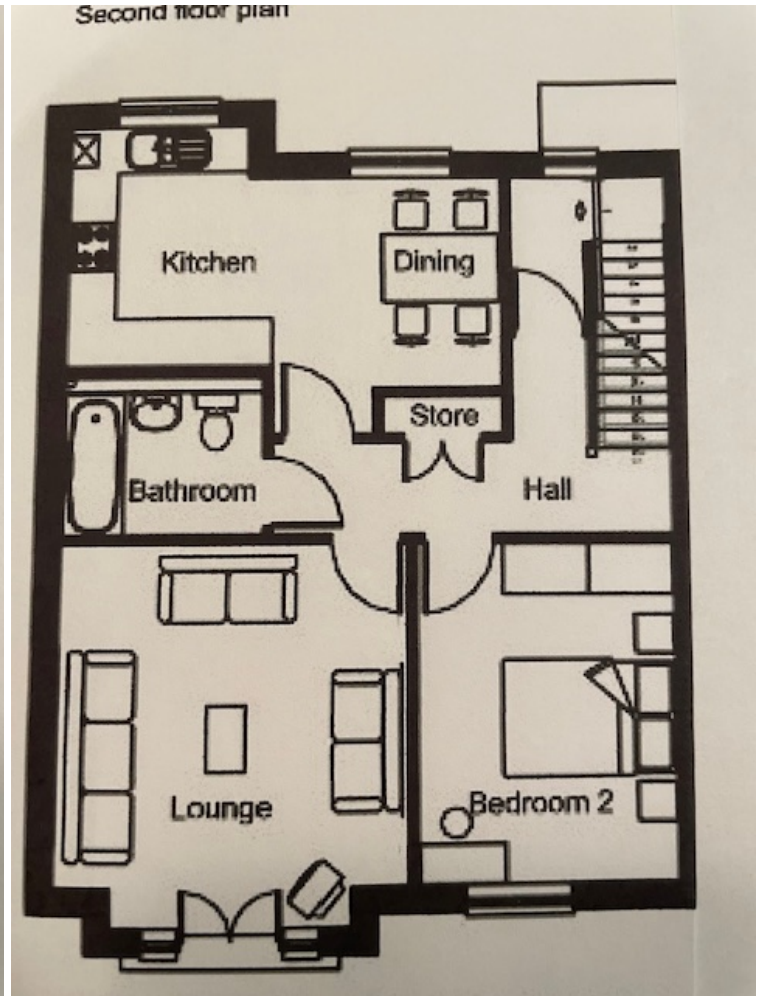
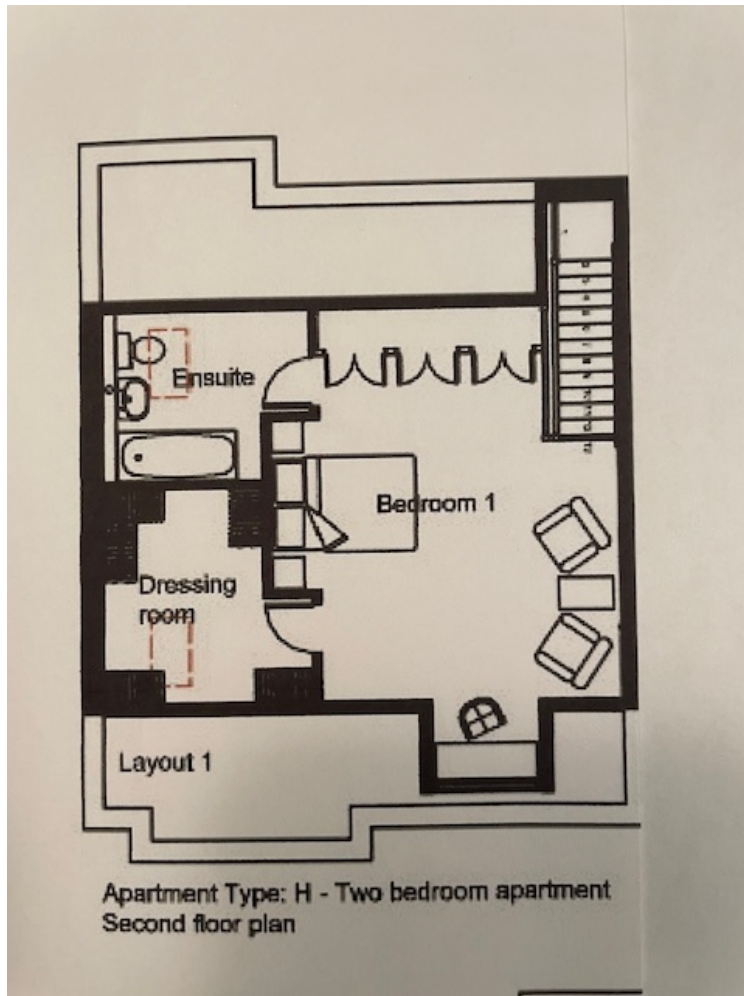
NO SMOKERS

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.







ADDITIONAL INFORMATION

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ENERGY EFFICIENCY

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