



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

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

KINGSLEY HALL, LIMWOOD GROVE, NEWCASTLE, STAFFORDSHIRE, ST5 2DU



KEY FEATURES

- TWO BED DUPLEX APARTMENT • SPACIOUS LOUNGE • FULLY FITTED KITCHEN • MASTER BEDROOM WITH ENOSUITE • DOUBLE SECOND BEDROOM • STYLISH FAMILY BATHROOM • DESIGNATED PARKING ONE CAR • GATED DEVELOPMENT

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 quality 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.

There is a designated parking space and visitor parking available on a first come first served basis.

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

Offered unfurnished and available from mid-october

The Council Tax Band is C.
Mains Electric
Mains Gas
Mains Water
Broadband FTTC
Mobile coverage
Low risk of flooding

TENANCY INFO

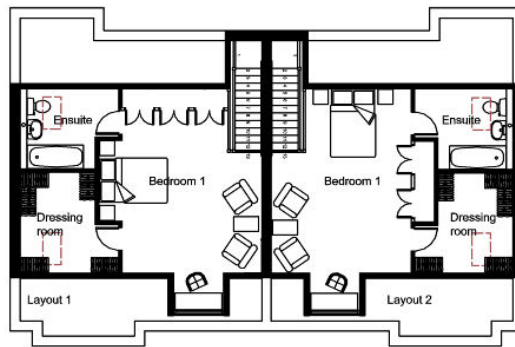
NO SMOKERS
NOT SUITABLE FOR PETS

We are members of the following.
TDS Membership No. G10450
The Property Ombudsman Scheme Membership No. T02157
Property Mark Client Monies Protection CO130967

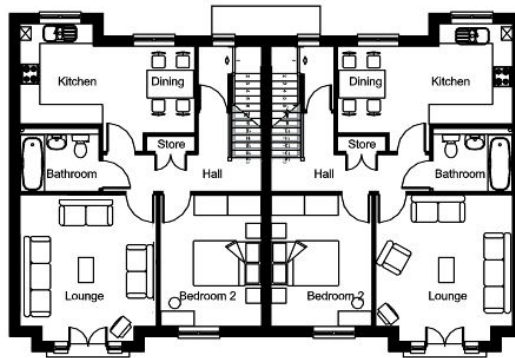
No Tenant Fees payable.







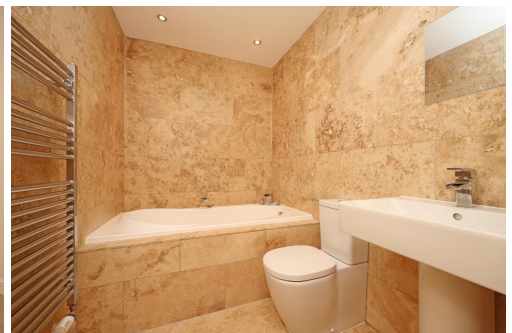
Apartment Type: H - Two bedroom apartment
Second floor plan



Apartment Type: H - Two bedroom apartment
First floor plan

PLOT FF H

ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		