



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

## 2 BEDROOM LUXURY APARTMENT FOR SALE - £215,000

KINGSLEY HALL, LIMWOOD GROVE, NEWCASTLE-UNDER-LYME, STAFFORDSHIRE, ST5 2DU



### KEY FEATURES

• 2 BEDROOM DUPLEX APARTMENT • DESIGNATED PARKING FOR ONE VEHICLE • VISITOR SPACES, GATED DEVELOPMENT • FITTED KITCHEN/DINER • SPACIOUS LOUNGE • MODERN FAMILY BATHROOM • EN-SUITE AND DRESSING ROOM TO MASTER • GAS CENTRAL HEATING & DOUBLE GLAZING



## DESCRIPTION

Austin & Roe are pleased to offer a two bedroom executive duplex 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 Living Room with "Juliet" balcony, fully fitted modern Kitchen Diner with integrated appliances, Master Bedroom with built-in wardrobes, Dressing Room and ensuite bathroom, a further double Bedroom and Family Bathroom. The property benefits from gas central heating, double glazing and electronic security.

The property is located on a small gated development with communal gardens, designated parking, visitor spaces, 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 Council Tax Band is D  
Mains Electric & Gas  
Mains Water, Drains & Sewerage  
Broadband FTTC  
Mobile coverage  
Very Low Risk of Flooding

You can view the virtual tour for this lovely property on our website, Rightmove, On the Market or by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/2-kingsley-hall>

## LOCATION

From our Stone Office take the A34 Stone Road towards Newcastle Under Lyme, follow for around 8 miles. Turn left on to the A53 Priory Road, left on to Friarswood Road, and right on to Lymewood Close. The property is straight ahead through the gated access.

## GROUND FLOOR

**Entrance Hall - 4' 5" x 3' 9" (1.36m x 1.17m)** The Property is entered through a white double glazed composite panel door, in to the Entrance Hall, which has neutral decor, a white ceiling with recessed spot light, a wall mounted central heating radiator and beige neutral fitted carpets.

## FIRST FLOOR

**Hallway - 15' 5" x 8' 3" (4.72m x 2.54m)** The Hallway has neutral decor, a white ceiling with two spot light fittings, a wall mounted central heating radiator, double doors opening into a cloakroom cupboard and beige neutral fitted carpet.

**Living Room - 14' 11" x 13' 3" (4.56m x 4.06m)** The Living Room has neutral decor, a white ceiling with central light fitting, a double glazed Juliette balcony with glazed side panels, a wall mounted central heating radiator and beige neutral fitted carpet.

**Kitchen - 10' 4" x 8' 0" (3.17m x 2.45m)** The Kitchen has neutral decor, a white ceiling with central spot light fitting, a double glazed window to the front aspect with fitted blinds and a stone effect "Travertine" floor tiles. There is a selection of oak wall and base units with quartz effect laminated worktop, mosaic tiled splashback, integrated oven with countertop gas hob and extractor hood above, a black bowl and half sink and drainer with chrome swan neck mixer tap, integrated dishwasher and fridge freezer.



## STONE

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The room is open to the Dining Area.

**Dining Area - 8' 9" x 8' 3" (2.67m x 2.52m)** The Dining Area has neutral decor, a white ceiling with central spot light fitting, a double glazed window to the front aspect with fitted blinds and a wall mounted central heating radiator below and neutral beige fitted carpet.

**Bedroom 2 - 10' 4" x 9' 11" (3.17m x 3.03m)** Bedroom 2 has neutral decor, a white ceiling with central spot light fitting, a double glazed window to the rear aspect with fitted blind, a wall mounted radiator, fitted wardrobes and beige fitted carpets.

**Family Bathroom - 7' 8" x 5' 3" (2.37m x 1.62m)** The Family Bathroom benefits from full height stone effect "Travertine" tiles, which continue down on to the bath inset and the flooring. The Bathroom has a white ceiling with recessed spot lights, a wall mounted chrome heated towel rail, a white pedestal wash hand basin with chrome mixer tap, a white in-set bath with chrome mixer taps and shower attachment, and a close coupled wc with push button flush.

SECOND FLOOR

**Master Bedroom - 22' 1" x 14' 1" (6.74m x 4.31m)** The staircase from the First Floor Hallway leads up to the Master Bedroom, which has open balustrade, neutral decor, a white semi vaulted ceiling with two spot light fittings, a double glazed window to the rear aspect with fitted blinds and a wall mounted central heating radiator below, beige fitted carpet and doors leading to the En Suite, Dressing Room and fitted wardrobes.

**En Suite - 9' 0" x 8' 0" (2.75m x 2.45m)** The En-Suite bathroom benefits from full height stone effect "Travertine" tiles on walls and flooris, a white semi vaulted ceiling with recessed spot lights and a Velux roof window, and a chrome wall mounted heated towel. The white sanitaryware consists of a modern free standing bath with chrome mixer tap, a pedestal wash hand basin with chrome mixer tap, a curved corner shower with glass screen, glass shelves and chrome shower fittings, and a close coupled wc with push button flush.

**Dressing Room - 9' 7" x 9' 0" (2.93m x 2.75m)** The Dressing Room has neutral decor, a white semi vaulted ceiling with recessed spot lights, a Velux roof window, and a ceiling hatch to the roof space above, a wall mounted central heating radiator and beige fitted carpet.

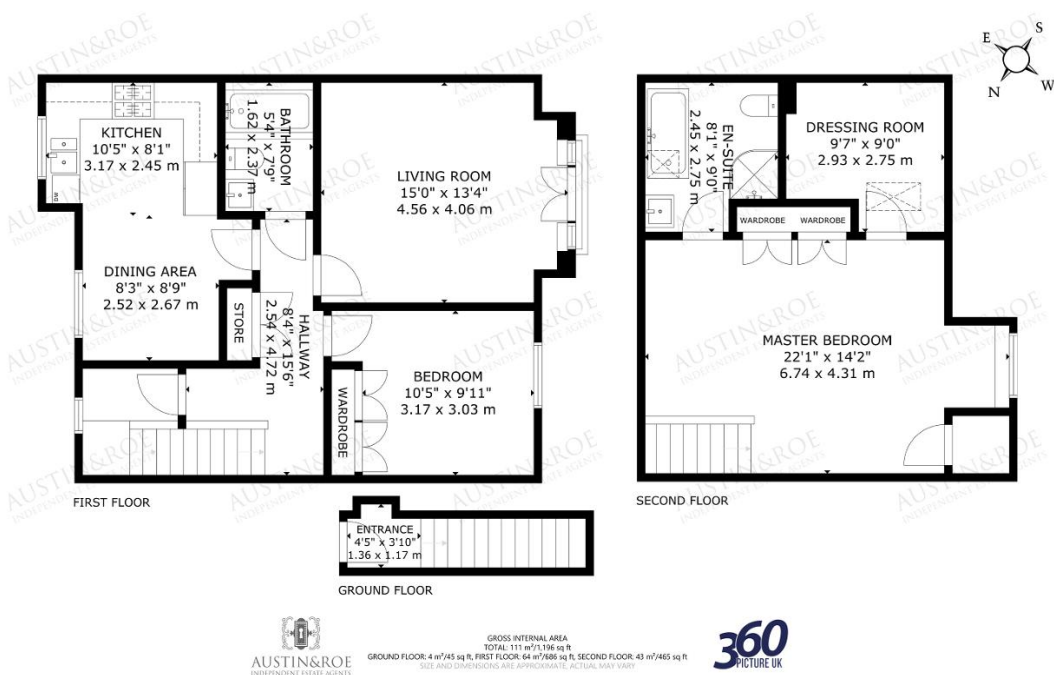
EXTERIOR

**Outside Spaces -** The Property benefits from one allocated parking space directly in front of the apartment, visitor spaces and electronic gated access.





FLOORPLANS



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

