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Room 3 3 Friarswood Road, Newcastle-under-Lyme, ST5 2EE

£607 Per Calendar Month

- Student Property
- Newly fully refurbished bathroom/shower room, not shown on video tour
- Newcastle Town Centre
- Inclusive rent

Room 3 3 Friarswood Road, Newcastle-under-Lyme ST5 2EE

*** INCLUSIVE STUDENT HOUSE SHARE *** AVAILABLE FOR AUGUST/SEPTEMBER 2027

Situated 5 minutes from Newcastle town centre, this property is perfect for those attending Keele University.

The property has been refurbished to a high standard and provides luxurious shared living accommodation.

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Council Tax Band:







Situated approximately five minutes from Newcastle-under-Lyme town centre, this beautifully refurbished three-bedroom student house offers modern, comfortable shared accommodation, ideally suited to students attending Keele University.

The property has been refurbished to a high standard throughout and features a spacious, fully furnished communal living and dining area, complete with a large corner sofa, dining table and chairs, and a 49-inch Smart TV.

The modern fitted kitchen includes a gas hob, electric oven, extractor fan, fridge/freezer, microwave, toaster and kettle. A separate utility room provides a washing machine and tumble dryer, both available to use at no additional charge.

Each of the three double bedrooms is fully furnished with a double bed, double wardrobe, bedside cabinet, chest of drawers, desk and chair.

The property also benefits from a newly refurbished bathroom with shower. Please note that the updated bathroom is shown in the photographs but is not featured in the video tour.

Room 1 (Double): £590.00 per calendar month
Room 2 (Double): £590.00 per calendar month
Room 3 (Extra-Large Double): £607.00 per calendar month

Rent includes Gas, electricity and water (subject to a fair usage policy), Superfast broadband (FTTC), TV licence for the communal area. Details of the utilities fair usage policy will be provided before the tenancy agreement is entered into.

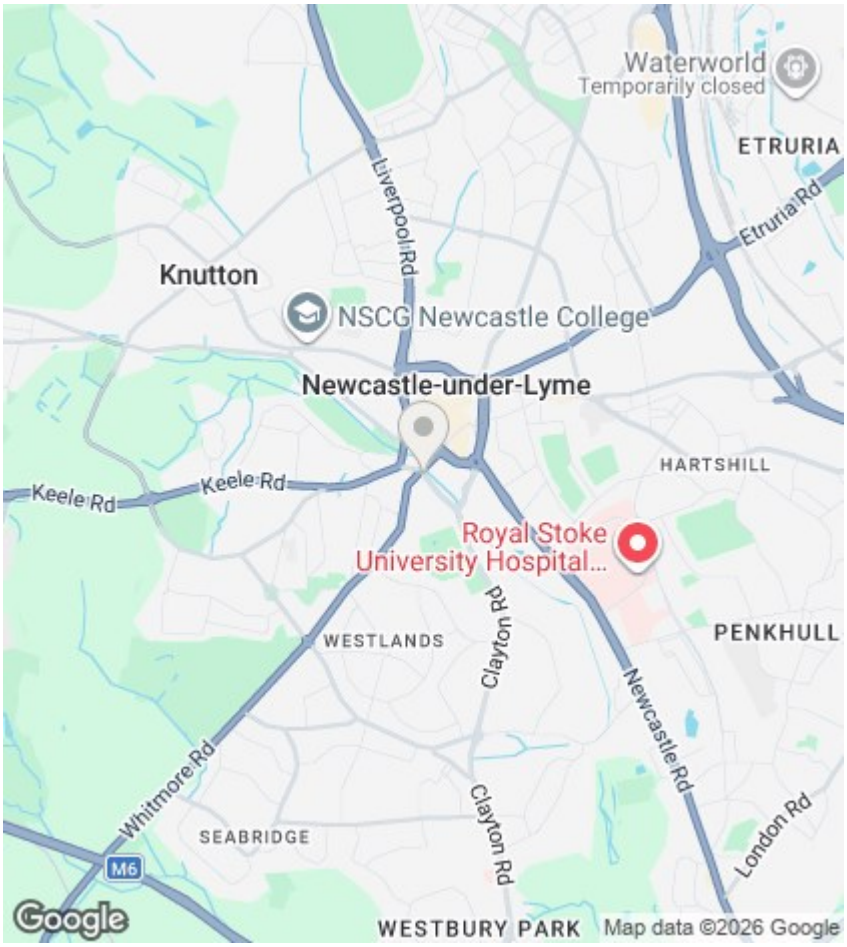
Property type: Three-bedroom student house share
Tenancy: Individual Assured Periodic Tenancy (APT), with shared use of communal facilities
Availability: August/September 2027
Rent: £607.00 per calendar month (approximately £140.00 per week)
Holding deposit: £140.00
Security deposit: £500.00 per room, to be protected with the Deposit Protection Service (DPS)
Furnishings: Fully furnished
EPC rating: D
Council Tax: Student exemption, subject to eligibility
Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: Coverage is generally expected to be available from EE, Three, O2 and Vodafone, although actual reception may vary.

All tenancies are subject to satisfactory referencing. An Inventory and Schedule of Condition will be incorporated into the tenancy agreement.

Unless otherwise stated, the property is of standard construction and connected to mains water, sewerage, gas and electricity.

All room measurements have been taken internally and are approximate.



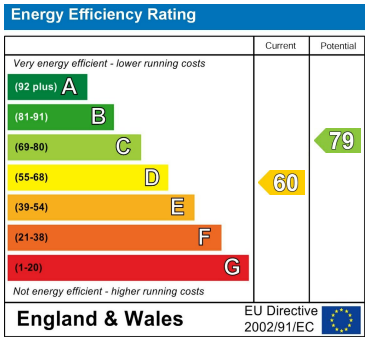
Directions

Viewings

Viewings by arrangement only. Call 01782 659905 to make an appointment.

EPC Rating:

D



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