

## Room 1, 47 Florence Street, Newcastle, ST5 2BH

£545 Per Month

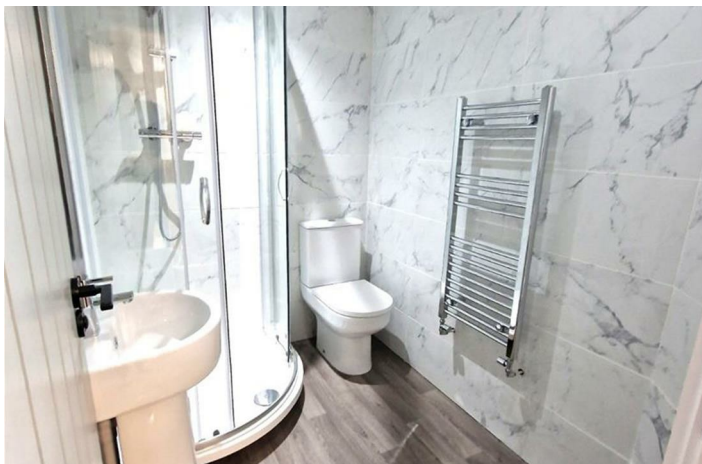
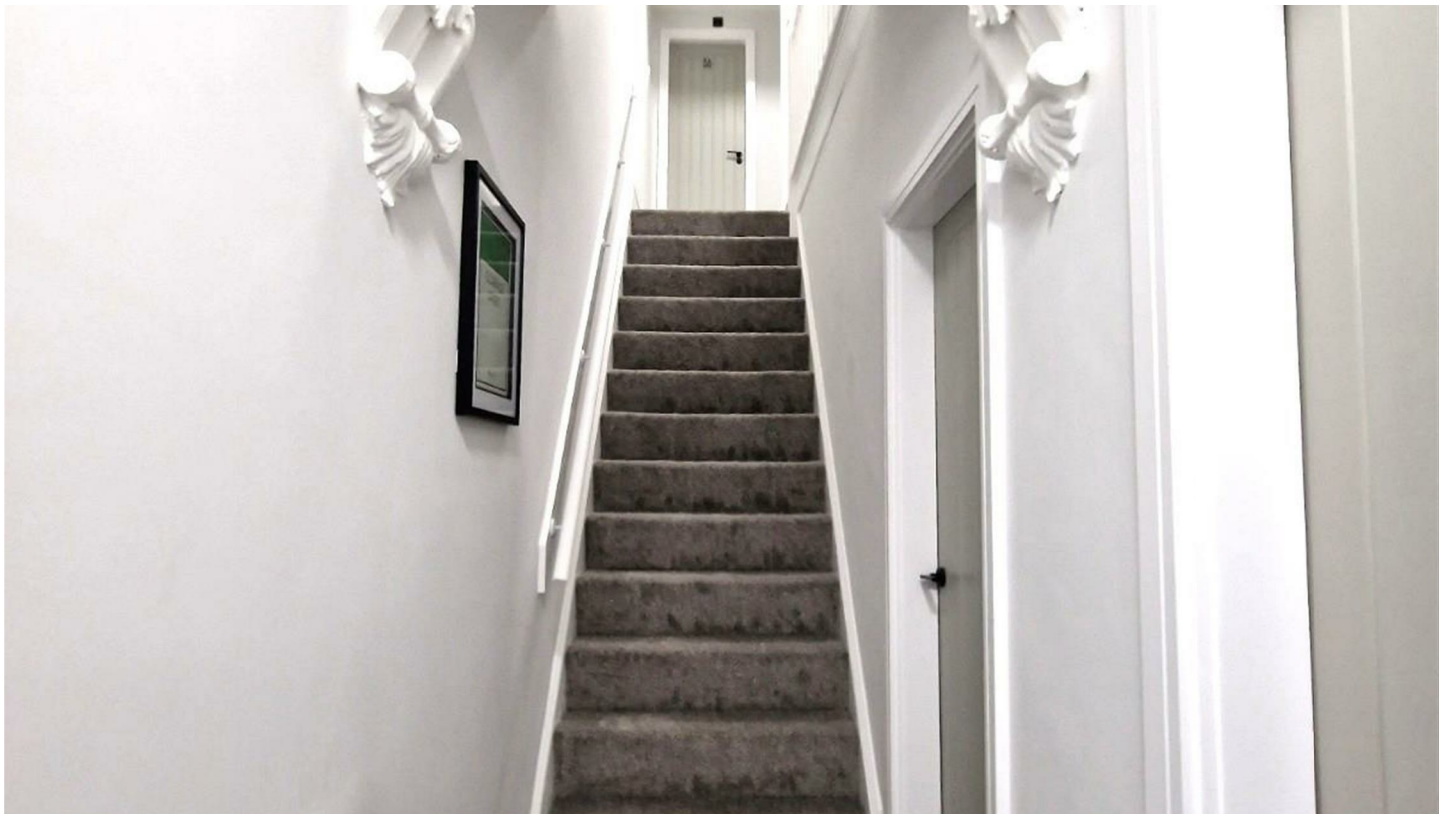
- 4 bedroom Student Property
- Inclusive rent
- Walking distance to Newcastle Town Centre
- Two shower rooms plus ensuite to room 4

## Room 1, 47 Florence Street, Newcastle ST5 2BH

\*\*\* Inclusive 4 Bedroom Student House Share\*\*\* Situated 5 minutes from Newcastle town centre with on-road parking, this property is perfect for those attending Keele University and the Royal Stoke Hospital.



Council Tax Band: Exempt



Availability: Available from September 2026

Room 1 (double): £545 per month (£125.77 per week)

Room 2 (double): £545 per month (£125.77 per week)

Room 3 (double): £545 per month (£125.77 per week)

Room 4 (double) with ensuite: £585 per month (£135 per week)

The property has been refurbished to a high standard and provides luxurious shared living accommodation consists of a spacious living/dining area furnished with a sofa, dining table and chairs. The fully fitted kitchen has an integrated hob, electric oven and extractor, fridge/freezer together with a microwave, toaster and kettle. There is a (free to use) washer/dryer.

Each of the four double bedrooms all have a double bed, double wardrobe, bedside cabinet, chest of drawers, desk and chair. There are two shower room on the first floor with room 4 benefiting from its own ensuite. The property has carpets and floor coverings throughout.

Inclusive rent includes all mains utilities services (fair usage applies), virgin broadband, TV licence (communal area only), council tax.

Rent is payable in advance by standing order

Tenure: Rooms are available using Assured Periodic Tenancy (APT) agreements. All tenancies will be subject to satisfactory references being obtained. An Inventory and Schedule of Condition will be incorporated into each tenancy agreement.

The property is managed by Hammond Chartered Surveyors

Room 1

3.45m (max) x 3.32m (max)

plus bay window 0.7m x 1.63m

less chimney breast 0.24m x 1.56m

12.22 sq. m (132 sq. ft)

Room 2

2.85m x 4.10m

Less chimney breast 0.21m x 1.51m

11.37 sq. m (122 sq. ft)

Room 3

4.70m wide x 3.38m (max) deep

Room 4

3.16m (max) (reducing to 2.34m) x 7.94m (max) (reducing to 3.94m)

17.23 sq. m (185 sq. ft)

Room 4 En suite

2.22m x 1.40m

3.11 sq. m (33 sq. ft)

Disclaimer: All room measurements have been taken internally. Unless otherwise stated the property is connected to mains sewerage, water, gas and electricity for domestic purposes. The property is of standard construction.

Availability: 1st September 2026

Rent: £545 per month (£125.77 per week)

Holding Deposit: £125.00

Deposit: £350.00 to be lodged with the Deposit Protection Service

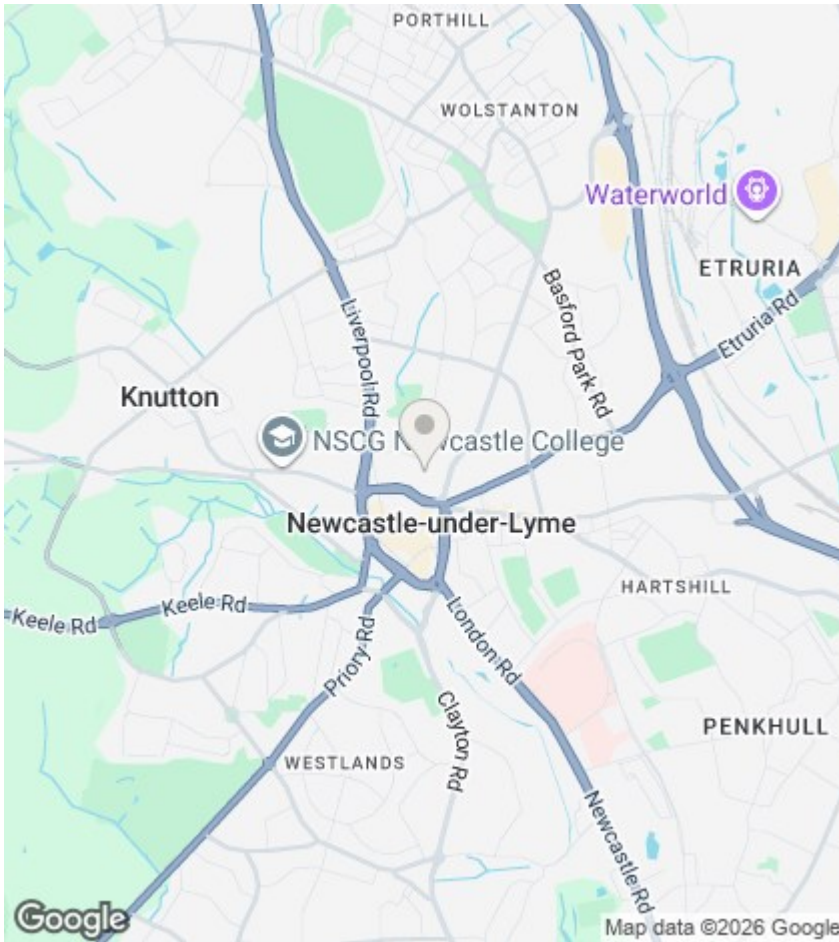
Furnishings: Furnished

EPC Rating: C

Council Tax Band: n/a student exemption

Broadband: FTTP

Mobile Phone Signal: You are likely to have good coverage in the area with the following providers EE, Three, O2, Vodafone



## Directions

## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	