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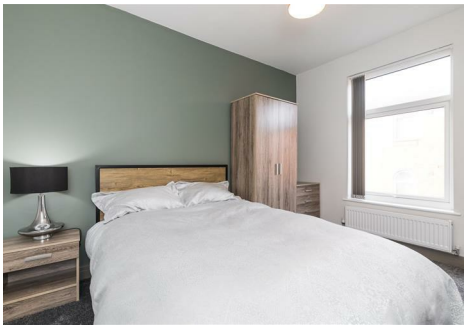





Room 3 8 Harrison Street, Newcastle, Staffordshire, ST5 1NH

£607 Per Calendar Month

- Student Property
- Fully Refurbished
- Ground Floor Bathroom
- Newcastle Town Centre
- Inclusive rent
- First Floor Shower room

Room 3 8 Harrison Street, Newcastle ST5 1NH

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

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Council Tax Band:







Situated within walking distance of Newcastle-under-Lyme town centre, this beautifully refurbished four-bedroom property offers modern, comfortable, fully furnished shared accommodation, ideally suited to students attending Keele University or those studying or working at the Royal Stoke University Hospital.

The property is conveniently located close to Newcastle-under-Lyme town centre, offering a wide range of shops, supermarkets, restaurants, pubs, banks and other essential services, together with transport connections to Keele University and the Royal Stoke University Hospital.

The property has been completely refurbished to a high standard throughout and features a spacious communal living and dining area, furnished with a comfortable sofa, dining table and chairs, and a Smart TV.

The brand-new fitted kitchen includes an integrated hob, electric oven, extractor fan, fridge/freezer, microwave, toaster and kettle. A washer/dryer is also provided for tenants to use at no additional charge.

Each of the four double bedrooms is fully furnished with a double bed, double wardrobe, bedside cabinet, chest of drawers, desk and chair, providing comfortable accommodation for studying and relaxing.

The property benefits from a bathroom on the ground floor and a separate shower room on the first floor, providing convenient facilities for shared living.

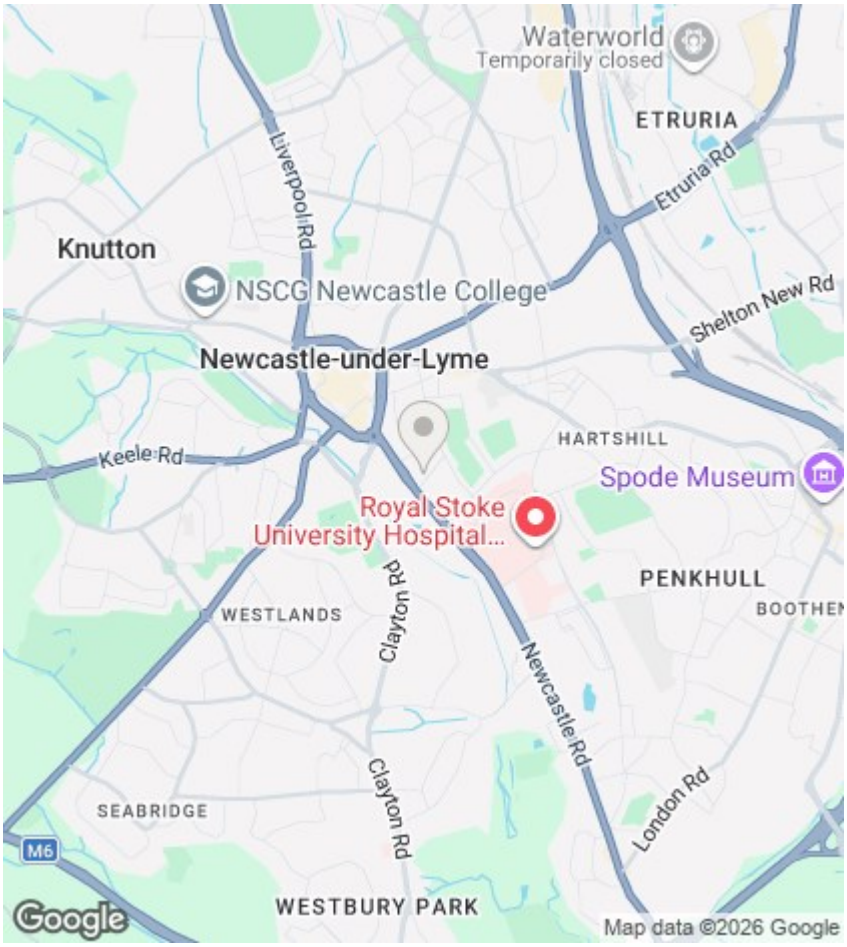
Room 1 (Double): £607.00 per calendar month
Room 2 (Double): £585.00 per calendar month
Room 3 (Double): £607.00 per calendar month
Room 4 (Double): £607.00 per calendar month

Rent includes gas, electricity and water (subject to a fair usage policy), Virgin broadband (FTTC) and a TV licence for the communal area. Council Tax exemption applies where all occupiers meet the relevant full-time student exemption requirements. Details of the utilities fair usage policy will be provided before the tenancy agreement is entered into.

Property type: Four-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 per room
Security deposit: £500.00 per room, to be protected with the Deposit Protection Service (DPS)
Rent payments: Payable in advance by standing order
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.



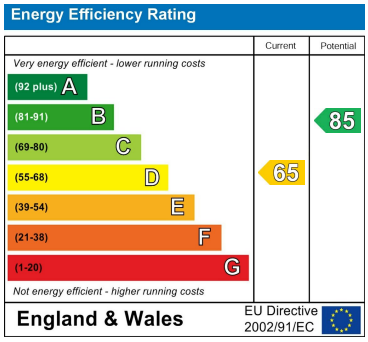
Directions

Viewings

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

EPC Rating:

D



Lymdale Business Centre, Lymdale Business Park Hooters Hall Road, Newcastle under Lyme, Staffordshire, ST5 9QF
01782 659905
info@hammondsurveyors.co.uk
www.hammondsurveyors.co.uk