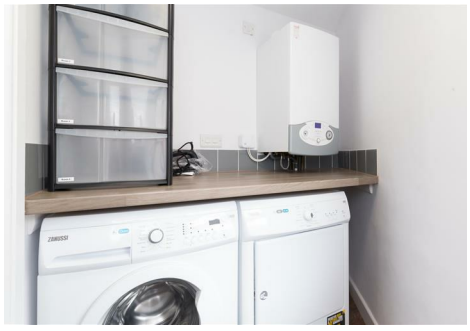
HAMMOND
CHARTERED SURVEYORS
01782 659905
www.hammondsurveyors.co.uk









Room 2 3 Liverpool Road, Newcastle-under-Lyme, ST5 2AU

£525 Per Calendar Month

- Ottoman Beds
- Luxury Shower Rooms
- Virgin Broadband
- Free on street parking within 150 metres
- Double Wardrobes
- Desk and Chair
- Smart TV in Lounge

Room 2 3 Liverpool Road, Newcastle-under-Lyme ST5 2AU

*** Inclusive 4 Bedroom Student House Share from AUGUST/SEPTEMBER 2027 ***

Situated in Newcastle-under-Lyme town centre this property is perfectly suited for those interested in Keele University and The Royal Stoke University Hospital.

1 2 1 D

Council Tax Band:







Situated in the heart 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 enjoys a convenient town centre location, with a wide range of shops, supermarkets, restaurants, pubs, banks and other essential services close by, together with excellent transport connections to Keele University and the Royal Stoke University Hospital.

The property has been refurbished to a high standard throughout and features a spacious communal living and dining area, furnished with a large corner sofa, dining table and chairs, and a 49-inch Smart TV, providing a comfortable space for relaxing and socialising.

The modern fitted kitchen includes an integrated gas hob, electric oven, extractor fan, dishwasher and fridge/freezer, together with a microwave, toaster, kettle and a comprehensive selection of cookware, crockery and kitchen essentials.

A separate laundry room provides a washing machine, tumble dryer, iron and ironing board, together with vacuum cleaners, mops, buckets and other household cleaning equipment for tenants' convenience.

The property offers four furnished bedrooms, comprising three double rooms and one single room, providing comfortable accommodation for students seeking a well-equipped town centre house share.

Room 1 (Double): £610.00 per calendar month
Room 2 (Single): £525.00 per calendar month
Room 3 (Double): £610.00per calendar month
Room 4 (Double): £610.00 per calendar month

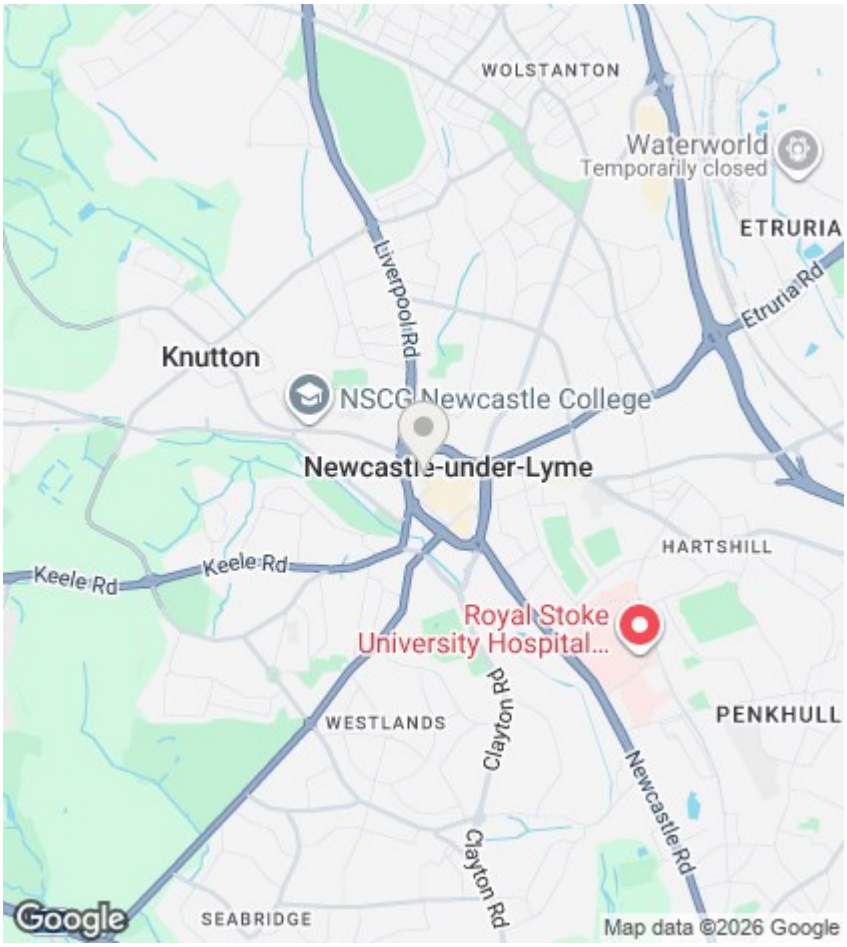
Rent includes gas, electricity and water (subject to a fair usage policy), Virgin broadband (FTTP) and a TV licence for the communal area. Council Tax exemption applies where all occupiers meet the relevant full-time student exemption requirements. Details of the utilities fair usage policy will be provided 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: £525.00 per calendar month (approximately £121.00 per week)
Holding deposit: £121.00
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: FTTP (Fibre to the Premises)
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.



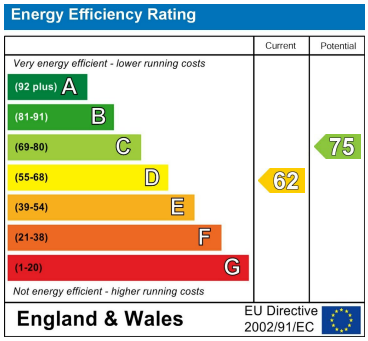
Directions

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