



Flat 1, 35 Princess Street, Newcastle-under-lyme, Staffordshire, ST5 1DD
Offers in the region of £140,000

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"The space within becomes the reality of the building." — Frank Lloyd Wright

Have you always dreamed of living in a grand building without the hefty price tag? Look no further! This stunning apartment offers the perfect blend of elegance and affordability, allowing you to experience the charm of historic architecture while enjoying modern comforts. Step into a world where classic beauty meets contemporary living, and make this exceptional property your new home!

Denise White's Comments



It's a rare opportunity for an apartment of this standard to hit the open market! Conveniently located within walking distance of Newcastle Town Centre and close to major road networks, this property is perfect for commuters seeking ease in their daily lives.

Situated in a charming period heritage building, this apartment exudes grandeur while being modernised to offer delightful, versatile living spaces. It beautifully balances historic features with contemporary comforts, featuring high ceilings and large windows that flood the ground floor with natural light.

The accommodation briefly comprises an entrance hall leading into an impressive living/dining room with front-facing windows, a fitted kitchen, a spacious ground-floor bedroom, and a modern shower room. Descending the stairs, you'll find a basement room that includes an additional bedroom with a window and a versatile room off that can serve as a living area for bedroom two or a games area.

This apartment truly offers a unique blend of style, comfort, and functionality—perfect for modern living! Don't miss your chance to make it yours!

Location



Nestled in the heart of Staffordshire, Newcastle Under Lyme offers a perfect blend of historic charm and modern conveniences. Its prime location features excellent transport links, making it an ideal choice for commuters or a buyer just wanting convenience!

****Key Features of the Location:****

****Transport Links:****

The town provides easy access to the M6 motorway via the A527 and A34, facilitating quick travel to nearby cities such as Stoke-on-Trent, Stafford, and beyond. Regular bus services operate throughout the area, connecting you to surrounding towns and cities.

****Parks and Recreation:****

Lyme Valley Parkway: A picturesque park featuring scenic walking and cycling paths along the River Lyme, perfect for outdoor enthusiasts and families.

Brunswick Park: A family-friendly park equipped with playgrounds, sports facilities, and green spaces for picnics and relaxation.

Queen's Gardens: A tranquil green space in the town centre, ideal for leisurely strolls and enjoying the outdoors.

– **Educational Facilities:**

Primary Schools: Several well-regarded options, including St. Joseph's Catholic Primary School and Newcastle Academy.

Secondary Schools: Clayton Hall Academy and Newcastle Under Lyme School offer comprehensive education for older students.

Further Education: Newcastle College provides a variety of vocational courses and training programs for those looking to advance their education.

Cultural Attractions:

Experience local arts and culture at venues like the New Vic Theatre and the historic Brampton Museum.

The town hosts various events throughout the year, including markets, festivals, and community gatherings that celebrate its rich heritage.

With its blend of urban convenience, excellent amenities, and a strong sense of community, Newcastle Under Lyme is a fantastic place to call home!

Entrance Hall

The entrance hall welcomes you into the ground floor accommodation, providing a warm and inviting first impression.

Kitchen

13'11" x 7'10" (4.261 x 2.408)



Step into the recently fitted kitchen, designed with a traditional charm that features cream-painted units complemented by wooden work surfaces and door furniture. A range of base and wall units offers ample storage, while the Belfast sink with a central tap adds a touch of elegance. The tiled splashback incorporates the cream design, enhancing the kitchen's aesthetic. Concealed lighting, along with ceiling lights, illuminates the space beautifully, while a wall-mounted contemporary-style radiator ensures comfort. The large window to the front aspect of the property floods the kitchen with natural light, showcasing the exposed-style wooden effect flooring. This kitchen is further enhanced by a stylish four-ring cooker, making it perfect for culinary enthusiasts.

Lounge Dining Room

16'2" x 11'11" (4.934 x 3.634)



The lounge is a beautifully appointed room featuring two large windows that flood the space with natural light. A stunning cast iron-style fireplace serves as a focal point, complemented by the exposed wooden flooring that adds warmth and character. The room also includes a radiator for comfort, elegant coving to the ceiling, and both picture lights and a central ceiling light for versatile illumination.

Bedroom One

13'11" x 9'10" (4.256 x 3.006)



Situated on the ground floor, bedroom one is a generous double room, highlighted by a large window to the front of the property. The room features exposed wooden flooring, a ceiling light, and part coving to the ceiling, along with a radiator to ensure a cosy atmosphere.

Shower Room



The modern shower room has been recently fitted, showcasing a walk-in shower with a stylish glass screen. The contemporary tiling features a refreshing green design complemented by white grout. A wash hand basin is elegantly positioned on a multifunctional top, which provides plumbing for a washing machine below and ample work surface space. Additional features include a WC, an extractor fan, and a UPVC double-glazed window with inset spotlighting, along with exposed wood effect flooring that ties the room together.

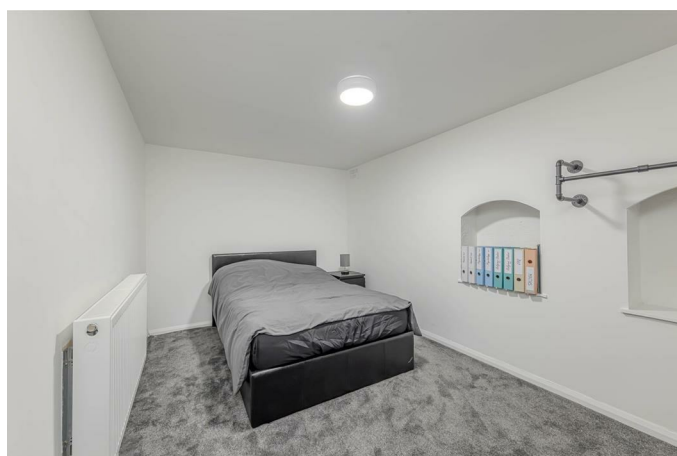
Basement

18'2" x 8'6" (5.556 x 2.592)

Descend the stairs to the basement rooms.

Bedroom Two

8'5" x 13'7" (2.585 x 4.164)



This space is fitted with carpet, includes a radiator, and features a small window that provides natural light. Two alcoves offer useful storage or display areas, and a ceiling light completes the room.

Basement Room



An adjoining room off the basement can be utilised as a lounge area, games room, or office, making it versatile to suit a variety of buyer needs.

Agents Notes

Leasehold

All mains services are connected

£63 a month service charge

No Ground Rent

The vendor owns 25% of the Freehold which would be passed onto the new owner.

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Denise White Estate Agents



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

WE WON !!!!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents

nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Have You A House To Sell or Rent ?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

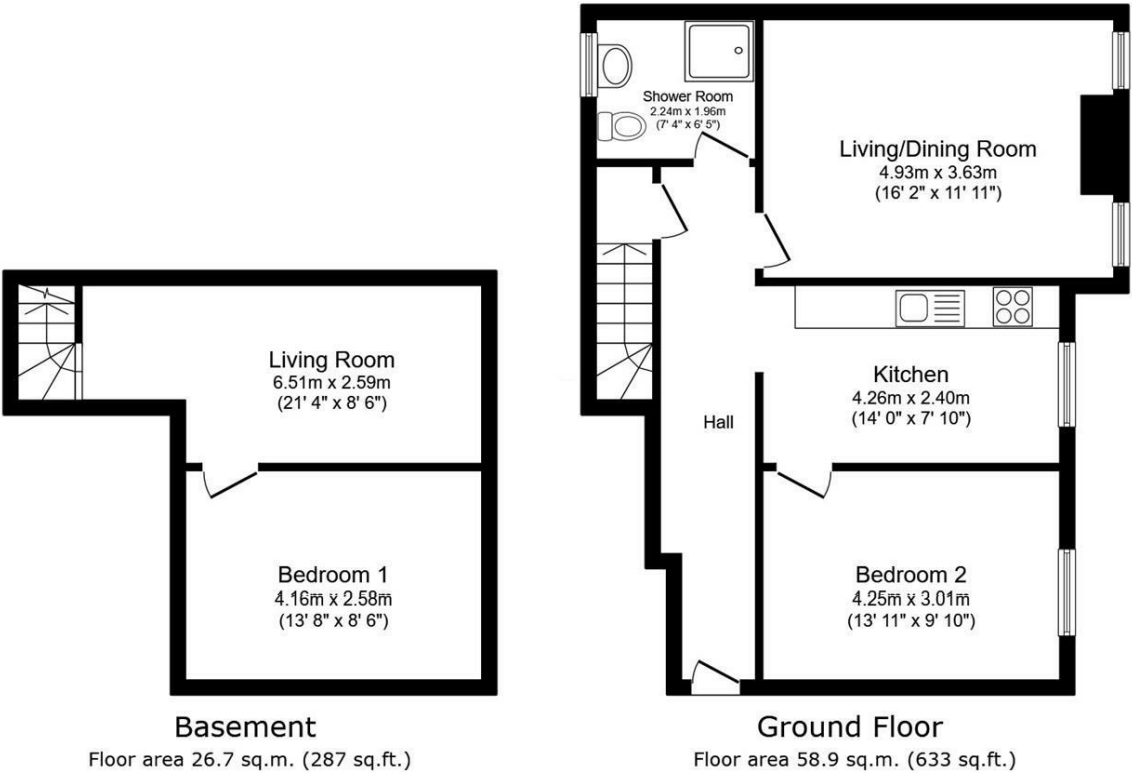
Do You Need Help With A Mortgage ?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

You Will Need To Appoint A Solicitor !

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Floor Plan

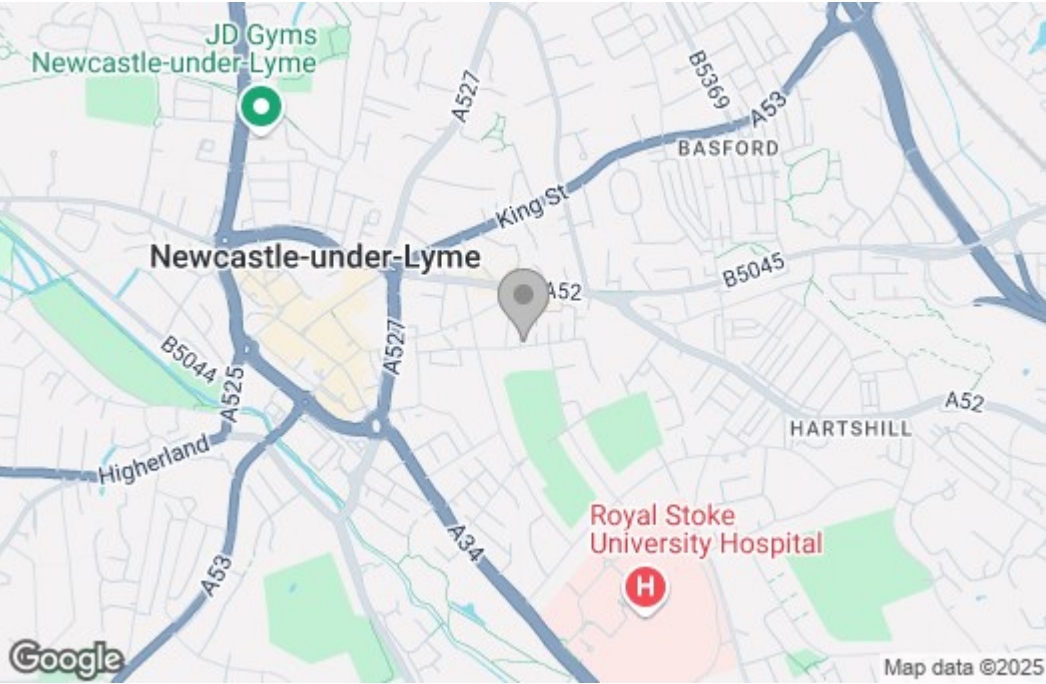


Total floor area: 85.5 sq.m. (921 sq.ft.)

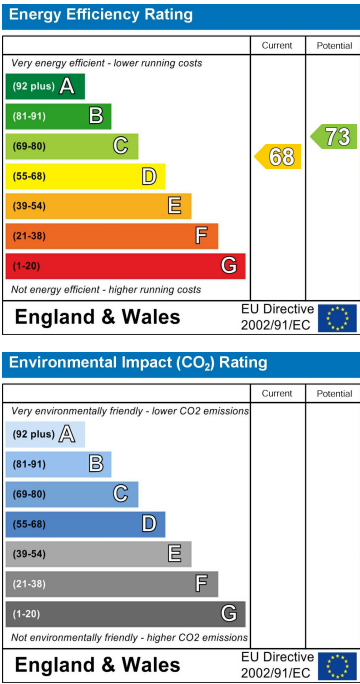
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



Energy Efficiency Graph



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