

**TO LET**



**Marsh Parade, Newcastle Under Lyme**

**1 Bedroom, 1 Bathroom, Apartment**

**£750 pcm**



## Marsh Parade, Newcastle Under Lyme

Apartment,  
1 bedroom, 1 bathroom

£750 pcm

Date available: Available Now

Deposit: £865

Unfurnished

Council Tax band: A

- Modern 1st floor flat
- Walking Distance To Newcastle Town Centre
- Close Proximity To Royal Stoke University Hospital
- Open Plan lounge and kitchen
- Double bedroom
- Bathroom

NEWCASTLE TOWN CENTRE. Martin and co offer for rent this modern apartment located a short walk from the town centre of Newcastle-Under-Lyme as well as being within close proximity to the Royal Stoke University hospital. The flat is on the first floor of the building and the apartment offers well planned accommodation comprising an open plan lounge and kitchen, bedroom and a bathroom . Please note there is no parking with the property

ENTRANCE HALL Laminate flooring, telephone entry system, doors leading to bedroom, bathroom, storage cupboard and open plan kitchen lounge.

OPEN PLAN KITCHEN / LOUNGE A range of white wall and base units with work surfaces over, integrated stainless steel sink with mixer tap integrated appliances including a dishwasher, undercounter fridge with freezer compartment, oven and hob, double glazed

### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            | 84      | 84        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |



window to the front elevation and laminate flooring.

BATHROOM A white three piece suite including w/c, pedestal hand wash basin and shower over the bath. partially tiled walls, tiled floor, wall mounted towel radiator.

BEDROOM A double bedroom, carpet flooring and a double glazed window to the rear elevation.

---

**Martin & Co Newcastle under Lyme** 01782 453 001  
12 Albion Street • Stoke-On-Trent • ST1 1QH  
T: 01782 453 001 • E: newcastleunderlyme@martinco.com <http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.