

RORY MACK

ASSOCIATES



**68A WATLANDS VIEW,
PORTHILL, NEWCASTLE-UNDER-
LYME, ST5 8AH**

**TO LET
£675 PCM**

- Well Presented First Floor Apartment, Featuring, a spacious lounge, kitchen, modern bathroom and one bedroom
- Situated in Popular area of Porthill, close to local amenities and main transport links
- EPC rating D



68A WATLANDS VIEW

PORTHILL,

ST5 8AH

GENERAL DESCRIPTION

A beautifully presented one bedroom first floor flat, ideally located in the sought-after area of Porthill, Newcastle-under-Lyme.

The property offers well-maintained and comfortable accommodation throughout, comprising a spacious lounge, a small modern fitted kitchen, a contemporary shower room, and a good-sized double bedroom.

Situated on a popular residential street, the flat benefits from excellent access to local shops, amenities, and convenient transport links, making it ideal for professionals or couples.

LOCATION

ST5 8AH is located in the Porthill area of Newcastle-under-Lyme, a well-established and popular residential suburb known for its convenience and community feel.

Porthill offers a good range of everyday amenities within easy reach, including local convenience stores, takeaways, pharmacies, and small independent shops. Larger supermarkets and retail options can be found a short drive away in Newcastle town centre and nearby retail parks such as Wolstanton Retail Park.

The area is particularly well positioned for transport links. There is easy access to the A500 and A34, providing convenient routes to the M6 motorway and surrounding towns including Stoke-on-Trent, Crewe, and beyond. Regular bus services operate nearby, making commuting straightforward even without a car.

For leisure, residents benefit from proximity to green spaces such as Wolstanton Marsh and local parks, offering opportunities for walking and outdoor activities. The nearby town centre of Newcastle-under-Lyme provides a wider selection of restaurants, bars, a cinema, and cultural attractions including the New Vic Theatre.

Overall, ST5 8AH is a practical and well-connected location, appealing to professionals and couples seeking a balance of residential calm and easy access to amenities and transport.

EPC

Band D

COUNCIL TAX

Band A

SERVICES

All mains including electricity, gas and water are connected. Please note that the bills are not inclusive within the rent.

VAT

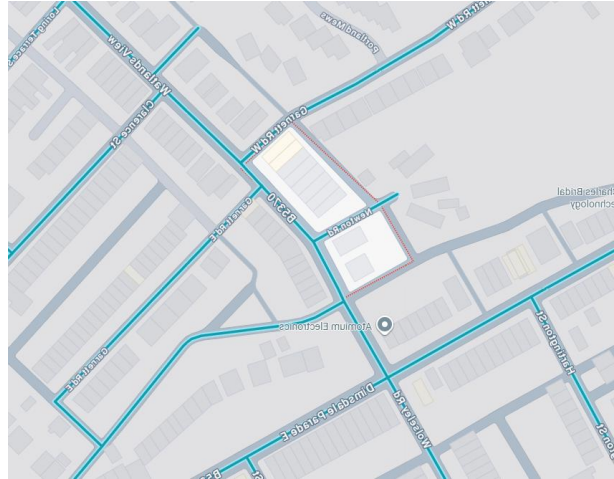
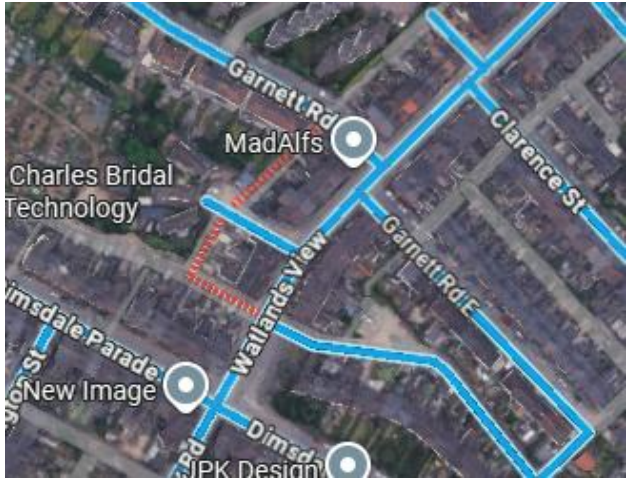
The rent will not be subject to VAT

ACCOMMODATION

Lounge		Bedroom	
Kitchen		Bedroom	
Bathroom			
Total	45 sq. m		



**68A WATLANDS VIEW,
PORTHILL,
ST5 8AH**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and