

## Flat 4, 35 Princess Street, Newcastle, Staffordshire, ST5 1DD



To Let Exclusive at £595 PCM

**Bob Gutteridge Estate Agents** are pleased to offer to the lettings market this ground floor flat situated in this popular and convenient Newcastle Town Centre location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A34 & A500. This home offers gas combination central heating and in brief comprises of entrance hall, modern fitted kitchen/dining room, lounge, master bedroom and a NEW modern shower room. Externally this home offers an enclosed rear yard. Viewing Advised !

#### **ENTRANCE HALL**

With composite double glazed access door, glazed window to side, wall and and globe light fitting, battery and mains smoke alarm, coving, two power points, vinyl cushion flooring in wood effect, wall mounted thermostat, door to built in storage cupboard providing ample domestic shelving space and doors to rooms including;

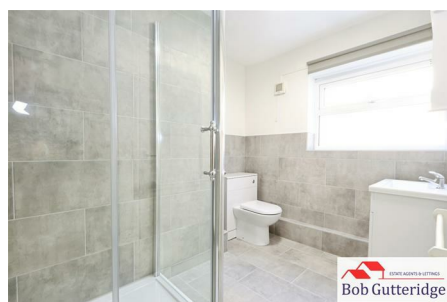
#### **FITTED KITCHEN / DINER 4.19m x 3.25m (13'9" x 10'8")**

With glazed window to side, access to loft space, smoke alarm, LED light fitting, heat detector, base mounted storage cupboards in soft cream providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, Beko freestanding cooker with oven plus four ring gas hob, plumbing for automatic washing machine, modern ceramic splashback tiling, double panelled radiator, wood effect flooring, electricity consumer unit and power points.



#### **NEW SHOWER ROOM 2.72m x 2.64m (8'11" x 8'8")**

With glazed frosted window to side, light fitting, single panelled radiator, a white suite comprising of built in dual flush WC, vanity sink unit with chrome mixer tap above, corner glazed shower cubicle with Mira Advance electric shower, modern grey ceramic half wall tiling and ceramic tiled flooring.



### **LOUNGE 3.66m x 3.78m (12'0" x 12'5")**

With Upvc multi double glazed sash style window to front, original cornice to ceiling, three lamp light fitting, smoke alarm, single panelled radiator, t.v. aerial connection, Virgin Media connection point (Subject to usual transfer regulations), power points and oak effect laminate flooring.



### **MASTER BEDROOM 4.22m x 3.05m (13'10" x 10'0")**

With Upvc multi double glazed sash style window to front, three lamp light fitting, single panelled radiator, power points, oak effect laminate flooring and door to understairs storage cupboard providing ample domestic hanging and storage space etc.



### **EXTERNALLY**

#### **ENCLOSED YARD**

With concreted area providing ample patio and sitting space along with ease of maintenance, trellis works and timber gate providing access to the front of the property.

#### **SERVICES**

Main services of gas, electricity, water and drainage are connected.

#### **TERMS**

The property is offered to let for a minimum term of six months at £595.00 per calendar month exclusive of council tax, water rate and all other normal outgoings. A deposit of £686.53 will be taken against damage/breakages etc. The tenant will be expected to pay a holding deposit of £137.30 which, subject to successful referencing, will form part of the first months rent. The holding deposit will be forfeit if certain conditions are not met by the applicant, further details can be obtained from the Agent prior to applying.

No Pets, No Smoking.

Before you are granted a tenancy, you will have to demonstrate your eligibility under the Right to Rent 2014 to establish your immigration status

**VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

**COUNCIL TAX**

Band 'A' payable to Newcastle-Under-Lyme Borough Council



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

**HOURS OF OPENING**  
 Monday - Friday 9.00am - 5.30pm  
 Saturday 9.00am - 4.30pm  
 Sunday 2.00pm - 4.30pm

