Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers









2 Marsh Parade, Newcastle, ST5 1FA

£875 Per Calendar Month

FULLY FURNISHED modern one bedroom Apartment situated in the sought after area of Marsh Parade set in a luxury executive development. This delightful Apartment is located just a few minutes walk from Newcastle town centre and Royal Stoke University Hospital. The newly built development being fully insulated and sound proofed gives this Apartment low running costs. The Apartment is located on the third floor and offers hallway with built in airing cupboard and washer/dryer, sizeable living/dining kitchen with dishwasher, oven, sofa and table and chairs, master bedroom is a good size with bathroom having a modern white suite. On street parking. Offered as furnished.
Available Immediately.

1 1 1 C

Directions

From our Derby Street office turn right onto Market Street, then left onto Stockwell St/A523, turn left onto St Edward Street, then right at the lights onto Broad St/A53
At the roundabout, take the 2nd exit onto Cobridge Rd/A53, Continue to follow A53. At Etruria Roundabout take the 2nd exit onto Etruria Rd/A53, Continue to follow A53 to Newcastle-under-Lyme, A53 turns slightly left and becomes Borough Rd, then Borough Rd turns left and becomes Brunswick St/A52
Turn right onto Marsh Parade and your Destination will be on the right identified by the 'To Let' board.

Communal Entrance

Staircase to Apartment.

Hallway

With laminate floor. Built in Airing Cupboard housing pressurised hot water cylinder and washer/dryer.

Living/Dining/Kitchen 16'11" x 10'4" (5.18 x 3.15)



Base cupboards and drawers with matching wall cupboards, integrated dishwasher and fridge, kettle, toaster, microwave, saucepans, plates, cups, glasses and blinds, wall mounted electric heater. double glazed window, laminate floor, two seater sofa, dining table and two chairs, tv unit.





Bedroom 12'4" x 8'4" (3.76 x 2.56)



Double glazed window, wall mounted electric heater, curtains.

Bathroom 6'5" x 6'4" (1.97 x 1.95)



White suite comprising panelled with mixer shower fitment over, low level wc, pedestal wash hand basin, part tiled walls, tiled floor.

Council Tax Band
Council tax band 'A'.

Services
We understand that all mains services are connected

Measurments
All measurements given are approximate and are 'maximum' measurements.

Holding Deposit
Non-refundable Holding Deposit Requested: equal to one week's rent

PLEASE NOTE: A holding deposit will be requested from you if the landlord/s wishes to process your application. This will be to reserve the property you have applied for, while the reference checks are being carried out. The holding deposit will be retained by Graham Watkins & Co. if the applicant or guarantor withdraws from applying for the property, fails the referencing checks or fails to sign the tenancy agreement within 15 calendar days (or other date mutually agreed in writing).

Identification
TWO separate forms of identification must be supplied along with each application. These need to be photographic and proof of current residency.

Photo ID: A form of photographic ID is required for each applicant as part of your application. Passports and photographic driving licenses are both acceptable. If you do not hold a UK/European Passport you must provide a copy of your Visa/Work Permit.

Proof of Residency: A utility bill or bank statement dated within the last three months is required as part of your application. This must show your current address and be in your name.

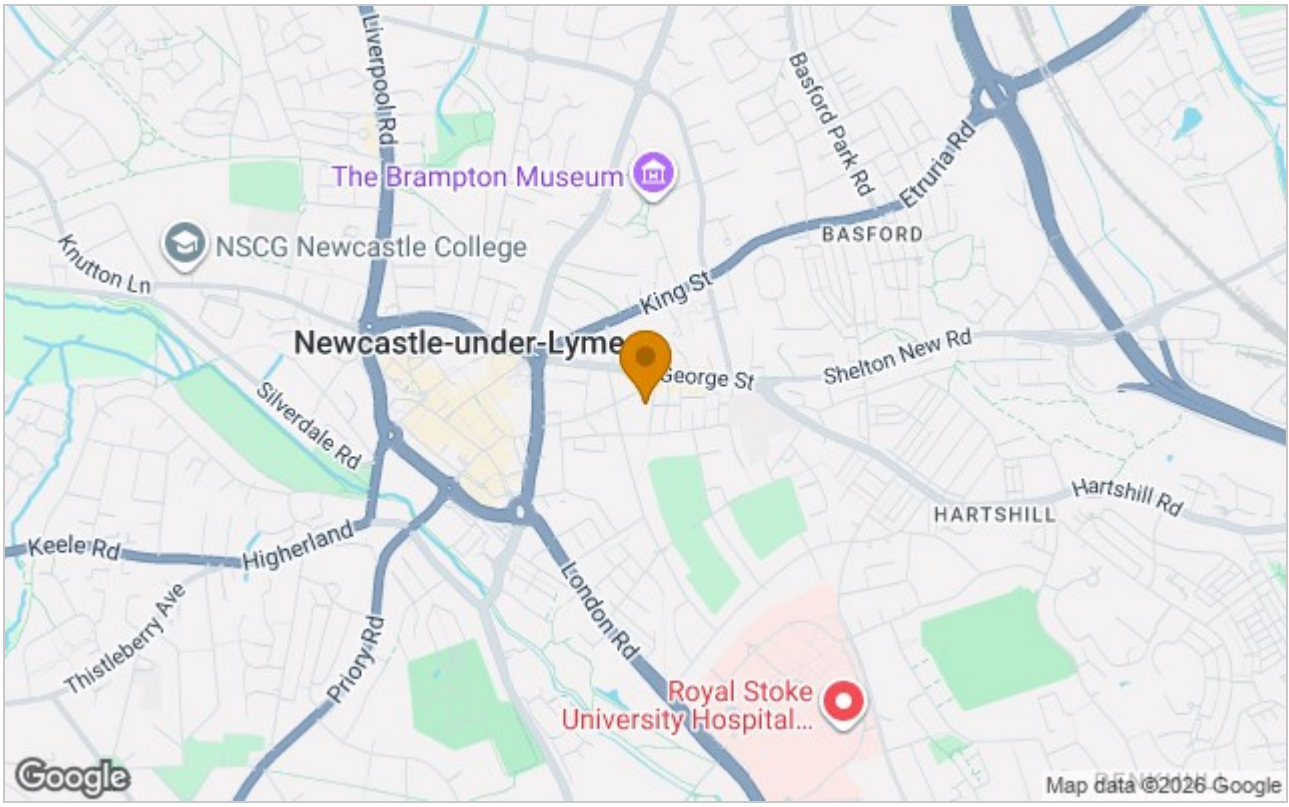
Deposit
The deposit is typically equal to five weeks' rent (but may vary). The holding deposit and four weeks' deposit will be held together by a registered deposit scheme and shall be returned at the end of the tenancy, subject to deductions. Please note no interest is paid on the deposit.

Please Note
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

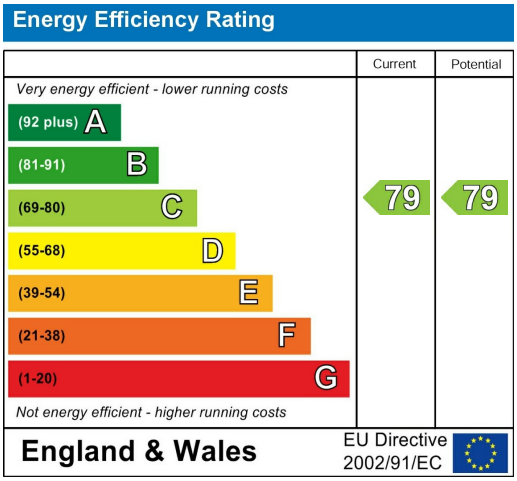
Mapping
The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

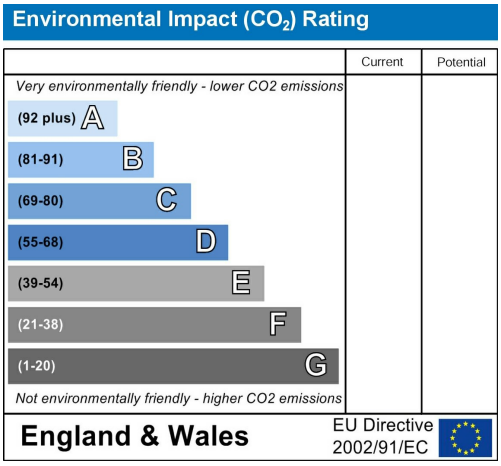
Viewings
By prior arrangement through Graham Watkins & Co.

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

57 Derby Street, Leek, Staffordshire, ST13 6HU
Tel: 01538 373308 Email: enquiries@grahamwatkins.co.uk https://www.grahamwatkins.co.uk