

### TO LET:

### FROM £95 PER WEEK

## Rooms 1-4, 8a Ironmarket

Newcastle under Lyme,  
ST5 1RF



- Just completed redevelopment of four studio rooms – all newly furnished
- Each room with en suite shower, hand basin & W.C.
- Brand new fully fitted shared kitchen and communal lounge
- Ideal for study/homeworking, located on Ironmarket in town centre, Newcastle under Lyme
- Close to shops, bars, cafés and amenities
- Fully inclusive rentals (excluding electricity), including Wi-Fi

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Rory Mack Associates Ltd.  
Registered in England & Wales.  
Reg No. 6424169

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## GENERAL DESCRIPTION

The Four rooms are available for immediate occupation and are supplied with essential furniture including a bed, wardrobe, desk and side table, making them ideal for study or home working, and each has their own en suite shower room. The shared facilities include a communal lounge and brand-new fitted kitchen, with washer dryer and fridge/freezer. The décor is neutral throughout with grey carpets and furnishings. Access is via the rear of the property through a secure gate and door entry. The rooms are on the first and second floors. All-inclusive rent, save for pay as you go electricity with smart phone top up.

## LOCATION

The premises are located on Ironmarket in Newcastle-Under-Lyme town centre. Ironmarket is one of the main shopping streets in the town centre and there are numerous public houses, cafes, restaurants and amenities close by.

Keele University is located 2.3 miles.

Staffordshire University is located 3 miles.

Stoke train station is located 3.1 miles.

Vue cinema is located 0.5 miles.

M6 Junction 15 is located 1 mile.

[Click Here for 8a Ironmarket map location](#)

## ACCOMMODATION

Room	Type	Floor	Size	En Suite	Rent
1	Double	1st	15'5 x 15'4	5'6 x 5'7	£110 pw/£476.66 pcm
2	Double	2nd	8'8 x 16'2	5'3 x 5'2	£95 pw / £411.66 pcm
3	Double	2nd	10'9 x 16'2	5'7 x 5'4	£100 pw / £433.33 pcm
4	Single	2nd	10'3 x 14'3	5'10 x 5	£95 pw / £411.66 pcm

## VAT

The rent will not be subject to VAT.

## SERVICES

Mains water, drainage and electricity are connected. Wi-Fi is included within the rent and the electricity is payable by the tenant via a pay as you go top up.

Please note that no services have been tested by the agents.

## TENURE

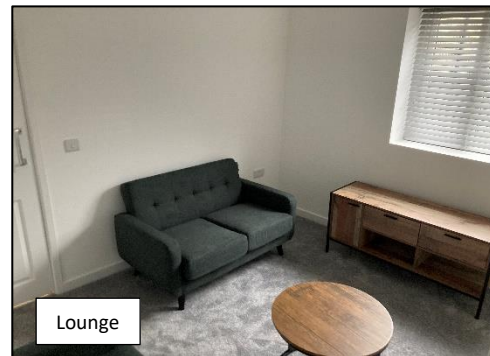
The property is available on a room-by-room basis and is to let by way of a Shorthold Tenancy Agreement for a minimum of 6 months. Rent is paid monthly in advance by way of standing order and the tenant is to provide a rent deposit equal to five weeks rent, which will be refunded to the tenant at the end of the agreement provided all terms and conditions within the Shorthold Tenancy Agreement have been observed.

The tenancy is also subject to a satisfactory reference check.

V01356/171121

# RORY MACK

## ASSOCIATES



Strictly by appointment through agents:

Rory Mack Associates

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[WWW.RORYMACK.CO.UK](http://WWW.RORYMACK.CO.UK)

### Floor Plans



FIRST FLOOR PLAN

SECOND FLOOR PLAN

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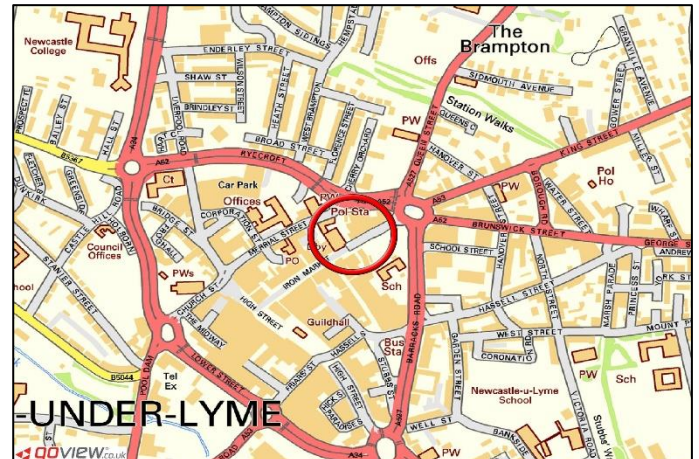
F: 01782 715726

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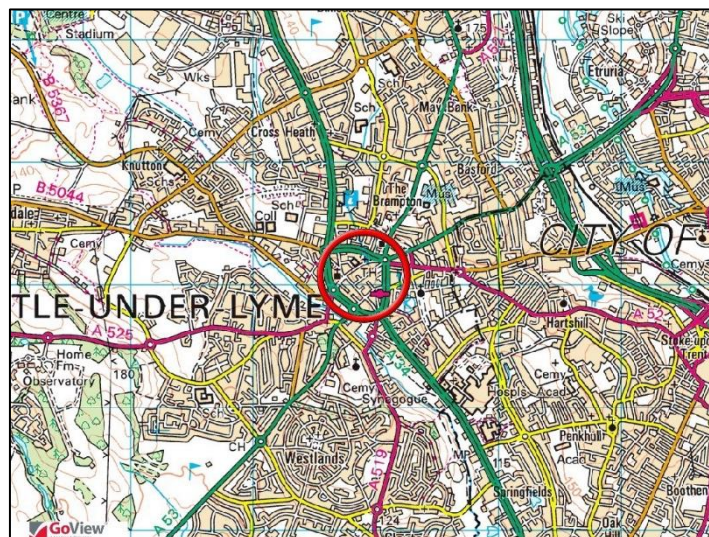
### ORDNANCE MAP



### STREET MAP



### TOWN MAP



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