

# RORY MACK

## ASSOCIATES



**17A HANOVER STREET,  
NEWCASTLE-UNDER-LYME,  
ST5 1HD**

**TO LET:  
£550 PCM**

- A well-presented first floor studio with open plan kitchenette, lounge/ bedroom situated on Hanover Street near to Newcastle town centre.
- This property has the benefit of uPVC double glazing and electric heating, a modern white shower room
- EPC Category D



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

# 17A HANOVER STREET, NEWCASTLE- UNDER-LYME, ST5 1HD

## GENERAL DESCRIPTION

A well-presented first floor studio with open plan kitchenette, lounge/ bedroom situated on Hanover Street near to Newcastle town centre. This property has the benefit of uPVC double glazing and electric heating, a modern white shower room with corner shower unit and a recently decorated kitchenette with integrated cooker, washing machine and under counter refrigerator. It is decorated throughout in neutral colours and partly furnished with a two-seater sofa, dining table with chairs, a wall mounted TV and double wardrobe.

## LOCATION

Leaving Newcastle-under-Lyme bus station, head east on Hassell Street towards Barracks Road (A527). Turn left onto Barracks Road (A527) and continue for 0.1 miles, turn right onto Brunswick Street (A52) for 0.1 miles, turn left onto Hanover Street and the ground floor entrance door will be located to your left.

## ACCOMMODATION

LOUNGE/KITCHENETTE/ BEDROOM	16'	X	15'05
SHOWER ROOM	5'04	X	7'05

## SERVICES

All mains including electricity and water are connected. Please note that no services have been tested by the agents.

## VAT

The rent will not be subject to VAT.

## COUNCIL TAX

Newcastle-under-Lyme Borough Council  
Band A - £1,482.73 p.a. (25/26)

Note: A single occupier may qualify for a 25% discount. Enquiries to be made with the Local Authority.

## EPC RATING

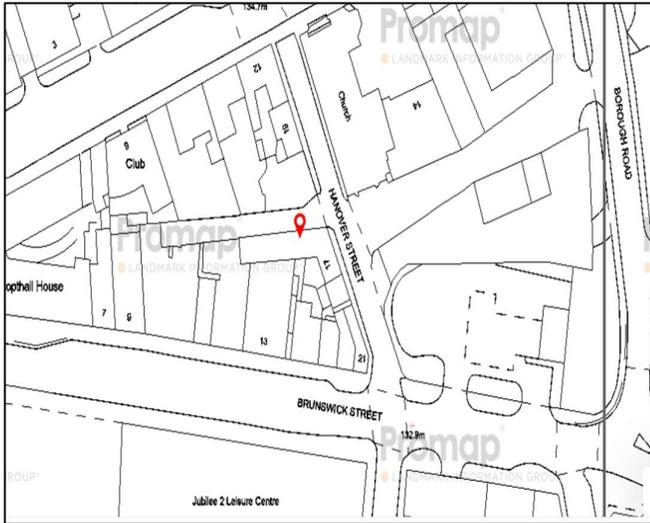
CATEGORY D (61)

## TENURE

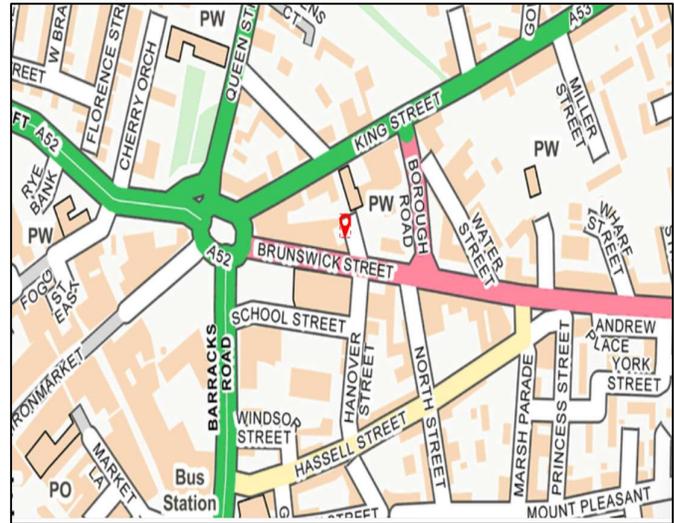
The property is available to let by way of a Shorthold Tenancy Agreement for a minimum of 6 months. Rent is paid monthly in advance by way of standing order and the tenant is to provide a rent deposit equal to one month's rent, which will be refunded to the tenant at the end of the agreement provided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

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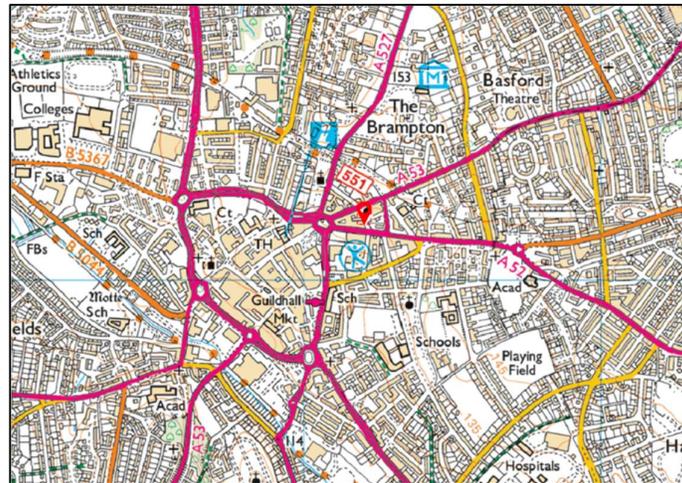
ORDNANCE SURVEY



STREET MAP



TOWN MAP



## OFFICE

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Staffordshire

ST5 1BT

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**RICS**

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These particulars are issued on the understanding that all negotiations are conducted through Rory Mack Associates. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. Rory Mack Associates for themselves and for the vendors or lessors of this property whose agents they are, give notice that (A) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part, of an offer or contract; (B) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (C) No person in the employment of Rory Mack Associates has any authority to make or give any representation or warranty whatever in relation to this property; (D) All prices and rentals quoted are exclusive of VAT (if applicable); (E) Rory Mack Associates will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 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 potential buyers/tenants are advised to recheck the measurements.