

Flat 62, Block 2, ONE London Road, 132-134 London Road, Newcastle, Staffordshire, ST5 1LZ

FOLLWELLS



- Investment Opportunity
- Modern Studio Apartment
- 5 Minutes Walk of Town Centre
- Allocated Parking Space
- Block Two of this Popular Development
- Fully Managed
- Communal Facilities
- Close to Royal Stoke Hospital

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Asking Price

£70,000

follwells.co.uk

email@follwells.co.uk

01782 615530



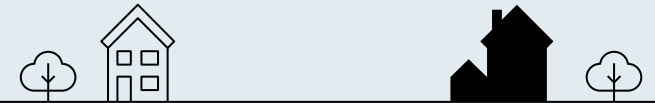


Great investment opportunity to purchase this 'classic plus' studio apartment in a very popular development of purpose built student accommodation (PBSA).

The development is located in the heart of Newcastle under Lyme approximately 0.3 miles south of the town centre. The site provides easy access to both Keele and Staffordshire Universities with a regular bus service just outside the development. The Royal Stoke Hospital and the amenities of the town centre are just a short walk away.

The accommodation to this apartment features a kitchenette and an en suite bathroom. There are also numerous communal areas including access to a gym, communal lounge with pool tables, laundry room, cycle store and roof garden terraces overlooking the park.

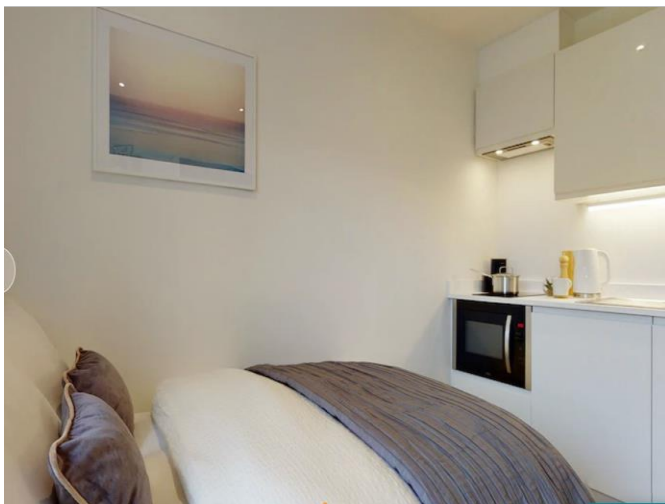




The apartments are fully managed and we are advised that Flat 62 is currently occupied from 09/09/23 – 07/09/24 at £172/week and is then booked from 07/09/24 – 19/07/25 at £179/week by the same student. Please refer to UrbanStudentLife.com for the average rental rate from August 2024 onwards. We understand the management fee is 5.5% plus VAT from the gross rent collected (EST. of 9% gross yield).

We are advised that this apartment has an allocated parking space on site.

Agents Note: Photos used are of an example apartment of the same design.



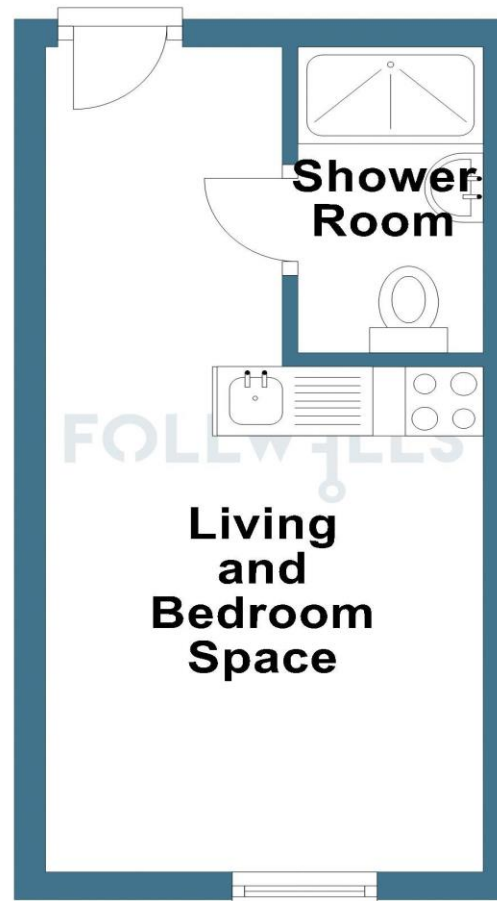
IMPORTANT INFORMATION

Tenure Leasehold - Term of 125 years commencing from 20.8.2018.

**Service Charge Currently understood to be £1653 pa (2022/23).
Council Tax Band 'A'**

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.

Ground Floor



For indicative purposes only. All measurements are approximate.
Plan produced using PlanUp.