



RACECOURSE ROAD, NEWBURY, RG14 7GH

£1,200 per month*

Carter Jonas

Exceptionally large 1 bedroom apartment (totalling 847 sq. ft.) with westerly facing balcony and allocated parking.

Reception room with full width doors to the private balcony, open plan quality fitted kitchen with integrated appliances (cooker, dishwasher and fridge/freezer). Double bedroom with fitted wardrobe and access to the balcony, bathroom with bath (and separate shower cubicle) and utility cupboard with washing machine.

Further benefits include radiator central heating (via a communal boiler), allocated parking space, security entry phone and lift access.

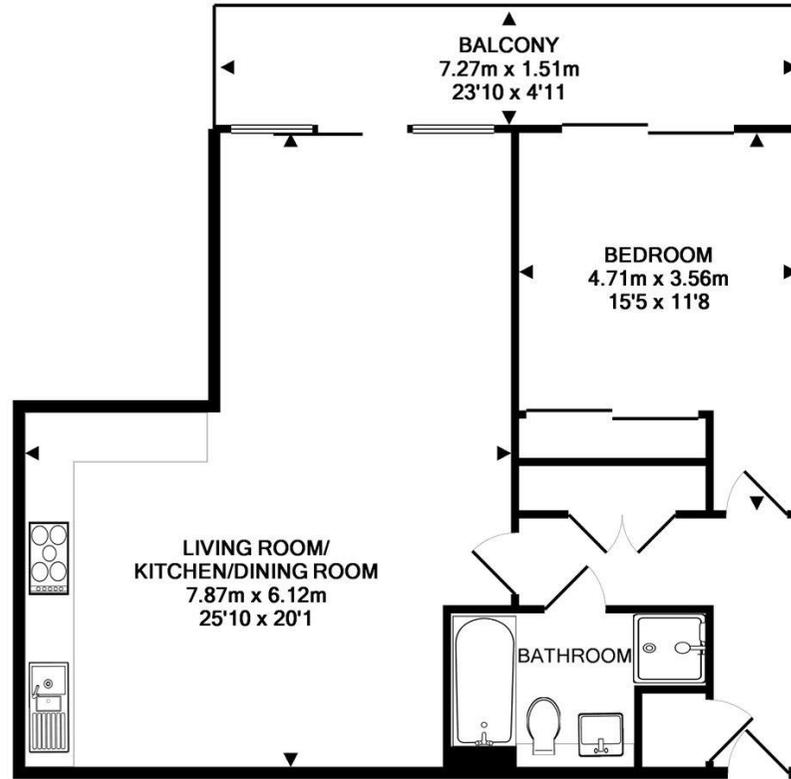
Within walking distance of the town centre for amenities and the mainline train station for access to London Paddington.

Council Tax Band C (West Berks Government website for current cost). Energy rating band B. Available for a minimum term of 12 months. Mains electric and mains water.

Communal boilers run by EON (supplier cannot be changed). Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1200.00 per calendar month: Holding deposit of 1 week's rent £276.00, Security deposit of 5 weeks rent £1384.00

- Council Tax Band = C
- Deposit Required = £1,384.00
- Long Let, Minimum term 12 months
- 1 DOUBLE BEDROOM
- BATHROOM
- MODERN INTEGRATED KITCHEN
- LARGE LIVING SPACE
- BALCONY
- ALLOCATED PARKING
- EPC = B



TOTAL APPROX. FLOOR AREA 78.7 SQ.M. (847 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	84	84
(69-80)	C		
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Classification L2 - Business Data

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