



**RACECOURSE ROAD, NEWBURY, RG14 7GJ**  
£3,195 per month\*

**Carter Jonas**

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## A whopping 2271sq. ft. 3-bedroom penthouse apartment with separate office, laundry room, 3 bathrooms and large wrap around balcony.

### THE PROPERTY

The 41ft x 34ft living area offers fantastic entertaining space with views over the Racecourse and Newbury.

Beautifully proportioned rooms flood with light, enhanced by internal glazed doors and stylish chrome door furniture, while the white paintwork further reflects the clean and spacious rooms.

The lift will take you exclusively to the private 5th floor hallway, this is a triple aspect apartment with a large wrap around terrace with views and a further balcony to the rear, so you can follow the sun.

The spacious central hallway leads to the main reception, the useful study, all 3 bedrooms and the family bathroom.

Stunning L shaped reception room (41'1" x 33'6") with 4 sets of patio doors leading to the terrace, designer fitted kitchen that offers that extra luxury with high fully fitted kitchen/breakfast area with high quality cabinets, worktops and soft close drawers and doors. Integrated appliances provide a sleek uncluttered finish, enhanced with chrome down lighters and under cupboard lighting. Leading from the kitchen there is an exceptionally useful utility room.

The principal bedroom suite, with doors to the terrace, incorporates a dressing room with storage and contemporary ensuite shower room.

Second ensuite bedroom with storage and doors to the second balcony, shared with the third double bedroom (also with storage).

There are 2 secure under croft car parking spaces, one of which has extra length for longer cars, accessed by electric gates offering complete security.

### LOCATION

Newbury offers the best of Town and Country with its links into London (Paddington) in under an hour from Newbury's main train station and with the more local Racecourse station being 400m from the apartment you are well connected. Heathrow's international airport is 45 miles away along the major M4 motorway.



There is a gym, pool and squash courts close by and a restaurant (The Lodge) pretty much next door.

EPC Rating B. Council Tax Band F (West Berks Government website for current cost)

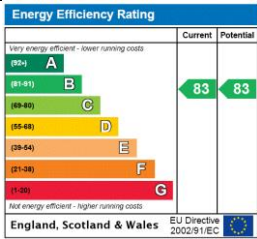
Mains electric, water and drainage. Underfloor heating supplied by the communal boilers run by EON (supplier cannot be changed),

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £3195.00 per calendar month: Holding deposit of 1 week's rent £737.00, Security deposit of 5 weeks rent £3686.00.

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment



Approximate Gross Internal Area = 209.1 sq m / 2251 sq ft

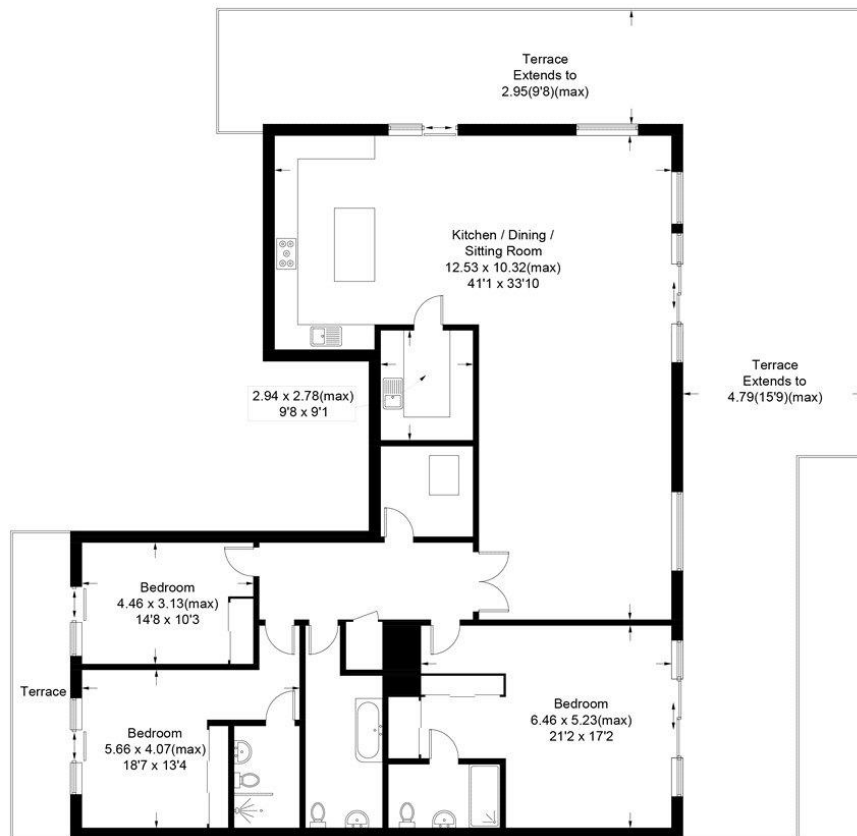


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID458641)



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