



**RACECOURSE ROAD, NEWBURY, RG14 7GJ**

£1,600 per month\*

**Carter Jonas**

Two double bedroom first floor apartment (totalling 893 sq. ft.) on the Racecourse development with direct views onto the Racecourse.

Lift access, large open plan reception room with wooden floor and direct access to the large balcony (12'10" x 28'1") fully fitted kitchen with integrated appliances, principle bedroom (9'10" x 17'5") with ensuite shower room and fitted wardrobes, second bedroom (8'8" x 17'5") with fitted wardrobes, family bathroom with shower, radiator central heating (via a communal boiler), mains drainage and allocated gated parking.

Within walking distance of the train station for mainline links (to London Paddington) and the town centre, finished to an exceptional standard throughout.

Available for an initial 12-month tenancy. EPC Rating B. Council Tax Band D (West Berks Government website for current cost). 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 £1600.00 per calendar month: Holding deposit of 1 week's rent £369.00 Security deposit of 5 weeks rent £1846.00

- Council Tax Band = D
- Deposit Required = £1,846.00
- Long Let, Minimum term 12 months
- 2 BEDROOMS
- LARGE BALCONY
- RACECOURSE VIEWS
- SECURE PARKING
- LIFT SERVICE
- EPC = B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	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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 INTERNATIONAL REAL ESTATE  
 Classification L2 - Business Data

**IMPORTANT INFORMATION**

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