



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		



Newbury Lettings 01635 263020

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, Berkshire, RG14 1DT



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE
Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.