



RACECOURSE ROAD, NEWBURY, RG14
£1,650 per month*

Carter Jonas

Beautifully presented 2-bedroom apartment with large west facing balcony and allocated parking.

In the sought after Racecourse development, within a short walk of the town centre and the mainline train station.

Security entry phone, lift service, large open plan reception with doors to the balcony and fully equipped kitchen (with cooker, hob, dishwasher and fridge/freezer). Principal bedroom with wardrobes, door to the balcony and ensuite shower, second double bedroom with wardrobe and family bathroom.

Radiator central heating (run via a communal boiler - supplier cannot be changed) and allocated parking.

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

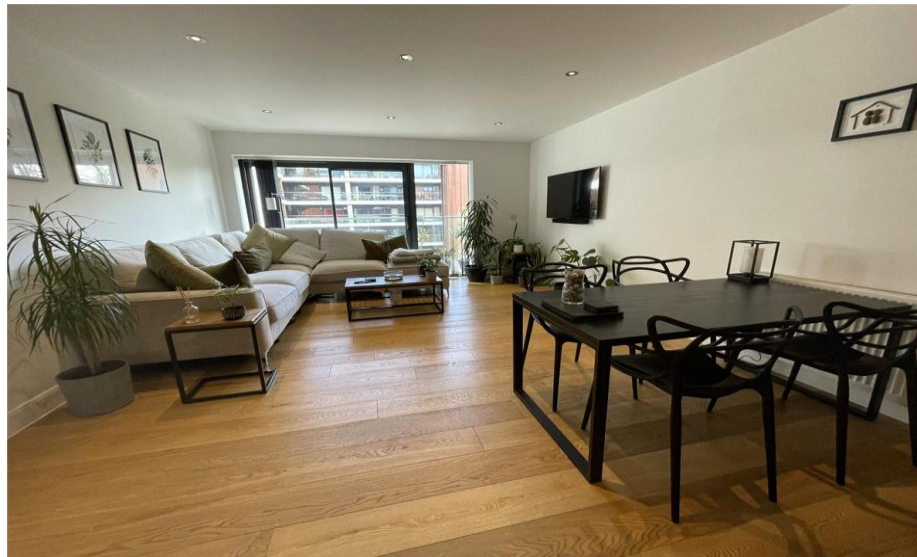
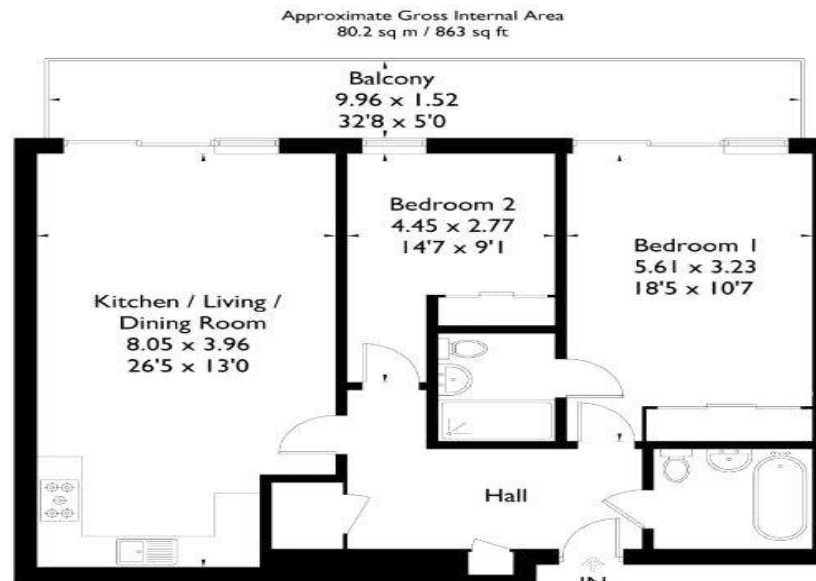
Mains electric and metered mains water.

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 £1650.00 per calendar month: Holding deposit of 1 week's rent £380.00. Security deposit of 5 weeks rent £1903.00

- Council Tax Band = D
- Deposit Required = £1,903.00
- 2 BEDROOMS
- 2 BATHROOMS
- BALCONY
- ALLOCATED PARKING
- EPC = B

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (91-100)	A (91-100)
B (81-90)	B (81-90)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



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