



KINGMAN WAY, NEWBURY, RG14

£1,600 per month*

Carter Jonas

Full racecourse views from this south facing 3rd floor apartment with UNDERCROFT PARKING.

Large light reception with patio doors to the full width balcony offering far reaching views, stylish quality kitchen with integrated appliances.

Principal bedroom with patio doors to the balcony, wardrobes and ensuite shower, second double bedroom, family bathroom with shower and utility cupboard with washing machine.

Secure under croft allocated parking space, lift service, video entry phone and electric radiator heating (via a communal boiler).

Energy rating band B. Council Tax Band D (West Berks Government website for current cost).

Mains electric and 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 £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
- 2 BEDROOMS
- RACECOURSE VIEWS
- LARGE BALCONY
- SECURE PARKING
- 2 BATHROOMS
- EPC = B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	85	85
(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			



Kitchen/Living/Dining	7149 x 3567mm	23'5" x 11'9"
Bedroom 1	3679 x 2761mm	12'1" x 9'2"
Ensuite	2340 x 1254mm	7'8" x 5'9"
Bedroom 2	3004 x 2978mm	9'10" x 9'9"
Bathroom	2150 x 1905mm	7'1" x 6'3"



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