



**MARTINEAU COURT, OLD BATH ROAD, NEWBURY, RG14 1AG**  
£1,450 per month\*

**Carter Jonas**

A superbly appointed penthouse apartment well located to the north of Newbury town centre with 2 parking spaces.

This top floor penthouse apartment offers impressive accommodation with a large hallway/study, open plan sitting/dining/kitchen with vaulted ceiling and French doors onto the private balcony, offering great views over the surrounding area.

2 comfortable double bedrooms including a principal bedroom with built-in wardrobes and en suite shower and further family bathroom.

The outside areas are a particular feature of the property with private parking (for 2 cars) and lovely communal gardens to the rear.

Within a short walk of all town centre amenities, the train station and ideally situated for the road networks.

Available for an initial 12 month tenancy. EPC Rating C. Council Tax Band C (West Berks Government website for current cost). Mains electric, gas and metered mains water.

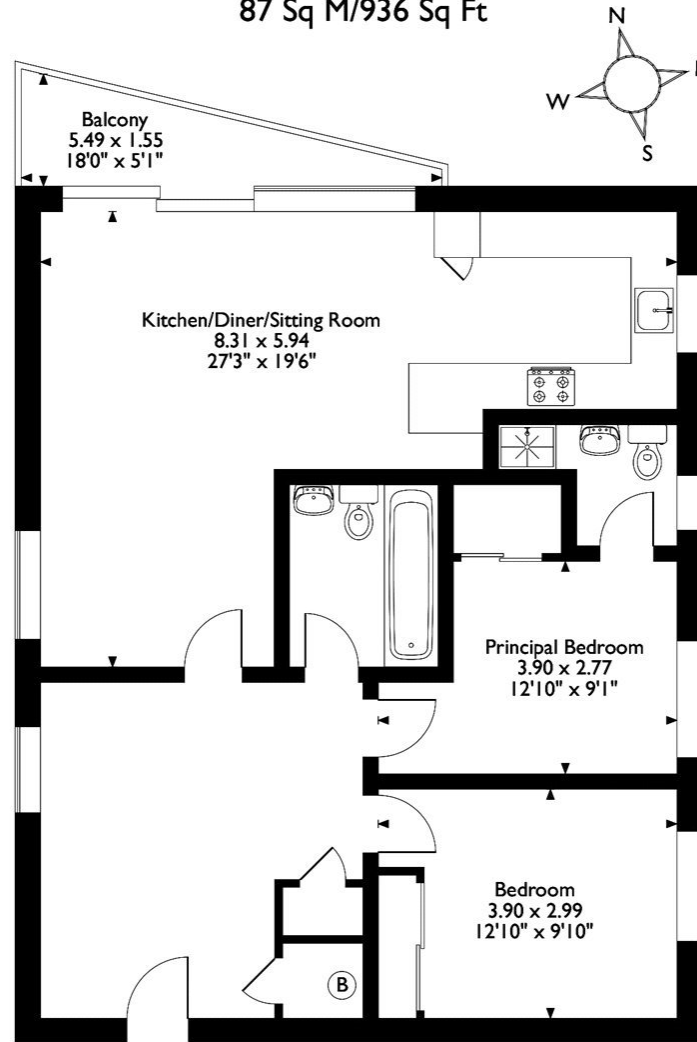
Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1450.00 per calendar month: Holding deposit of 1 week's rent £334.00 Security deposit of 5 weeks rent £1673.00

- Council Tax Band = C
  - Deposit Required = £1,673.00
  - 2 BEDROOMS
  - 2 BATHROOMS
  - LARGE
- RECEPTION
  - PRIVATE
  - BALCONY
  - GAS HEATING
  - EPC = C

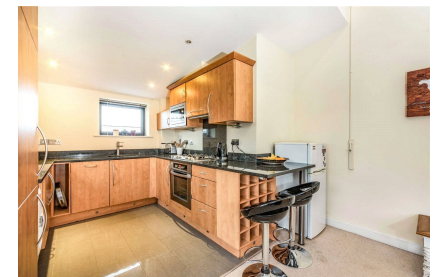
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

## Approximate Gross Internal Area 87 Sq M/936 Sq Ft



### Second Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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