



**RACECOURSE ROAD, NEWBURY, RG14**  
£1,500 per month\*

**Carter Jonas**

Third floor executive apartment with private SOUTH FACING BALCONY and ALLOCATED PARKING.

Lift access, large open plan reception room (13'8" x 28'1") with wooden floor and direct access to the balcony, fully fitted kitchen with integrated appliances (double oven, dishwasher and fridge/freezer).

Principal bedroom (8'9" x 17'5") with ensuite shower room and fitted wardrobes, second bedroom (9'0" x 17'5") with fitted wardrobes, family bathroom with shower, radiator central heating, allocated parking and large private balcony.

EPC Rating B. Council Tax Band D (West Berks Government website for current cost). Mains electric and mains water. Electric radiator heating supplied by 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 £1500.00 per calendar month:  
Holding deposit of 1 week's rent £346.00  
Security deposit of 5 weeks rent £1730.00

- Council Tax Band = D
- Deposit Required = £1,730.00
- Long Let, Minimum term 12 months
- 2 BEDROOMS
- SOUTH FACING BALCONY
- ALLOCATED PARKING
- 2 BATHROOMS
- EPC = B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Newbury Lettings 01635 263020**

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