



**KINGMAN WAY, NEWBURY, RG14**

£1,650 per month\*

**Carter Jonas**

Full racecourse views from south facing 4th floor apartment in this sought after development.

Security entryphone, lift service, open plan reception room with wooden flooring and doors to the large south facing balcony, quality fitted kitchen with integrated appliances.

Principal bedroom with storage, doors to the balcony and ensuite shower room, second double bedroom with storage, family bathroom with bath and shower, plus a utility cupboard.

Further benefits include allocated parking and stunning views over the area from the large private balcony - within walking distance of the mainline train station (for mainline links to London Paddington) and the town centre for the many amenities that Newbury has to offer.

Some photos are of an identical apartment in the same block.

Available for an initial 12 month tenancy. EPC Rating 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 £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
- Long Let, Minimum term 12 months
- INTEGRATED KITCHEN
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING
- SOUTH FACING BALCONY
- ALLOCATED PARKING
- BRAND NEW
- EPC = B

Kitchen/Living/Dining	7136 x 3763mm	23'5" x 12'4"
Bedroom 1	3678 x 2850mm	12'1" x 9'4"
Ensuite	2648 x 1748mm	8'8" x 5'9"
Bedroom 2	3003 x 2739mm	9'10" x 9'0"
Bathroom	2122 x 1907mm	7'0" x 6'3"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Newbury Lettings 01635 263020**

[newbury@carterjonas.co.uk](mailto:newbury@carterjonas.co.uk)

51 Northbrook Street, Newbury, Berkshire, RG14 1DT



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Classification L2 - Business Data

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