



RACECOURSE ROAD, NEWBURY, RG14 7GJ

£1,700 per month*

Carter Jonas

Third floor executive apartment with Racecourse views and secure undercroft allocated parking.

Security entry phone, large light and airy reception with wooden flooring (12' 10" x 28' 4"), doors onto the large balcony with Racecourse views, quality fitted kitchen with integrated appliances (cooker, dishwasher and fridge/freezer).

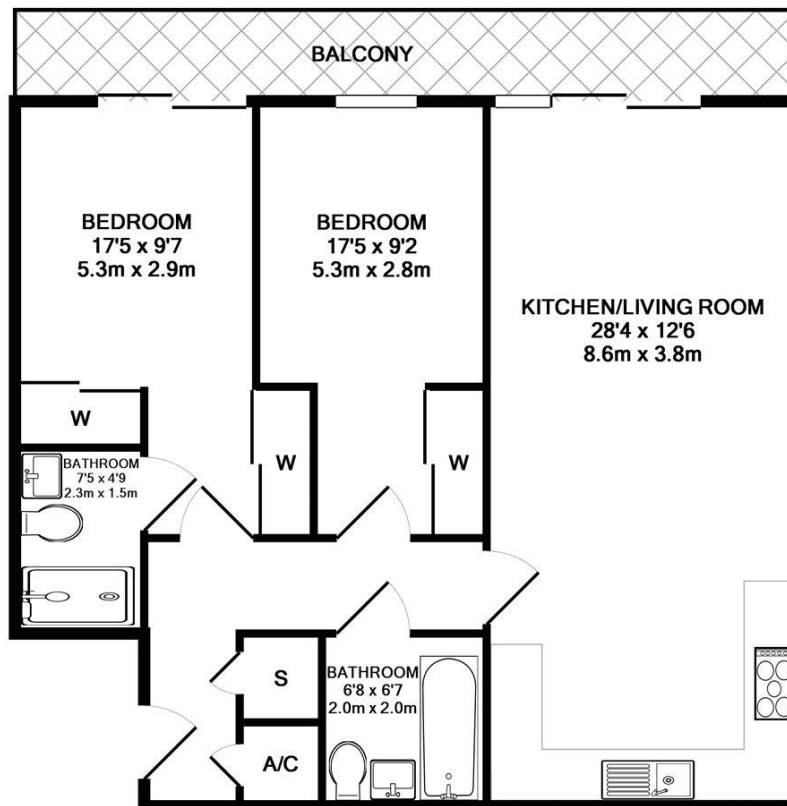
Principal bedroom (9' 7" x 17' 6") with ensuite shower, fitted wardrobes and doors to the balcony, second bedroom (8' 12" x 17' 6") with storage and patio doors, family bathroom with shower, utility cupboard with washer/dryer, radiator central heating (via a communal boiler) and secure underground allocated parking.

Within walking distance of the train station and the town centre.

EPC Rating B. Council Tax Band D (West Berks Government website for current cost). Communal boilers run by EON heat (supplier cannot be changed). Mains electric and water. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1700.00 per calendar month: Holding deposit of 1 week's rent £392.00. Security deposit of 5 weeks rent £1961.00

- Council Tax Band = D
- Deposit Required = £1,961.00
- 2 BEDROOMS
- RECEPTION ROOM
- LARGE BALCONY
- 2 BATHROOMS
- SECURE ALLOCATED PARKING
- RADIATOR HEATING
- VIEWS
- EPC = B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B	86	86
(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	

TOTAL APPROX. FLOOR AREA 845 SQ.FT. (78.5 SQ.M.)

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