



RACECOURSE ROAD, NEWBURY, RG14 7GJ

£1,700 per month*

Carter Jonas

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

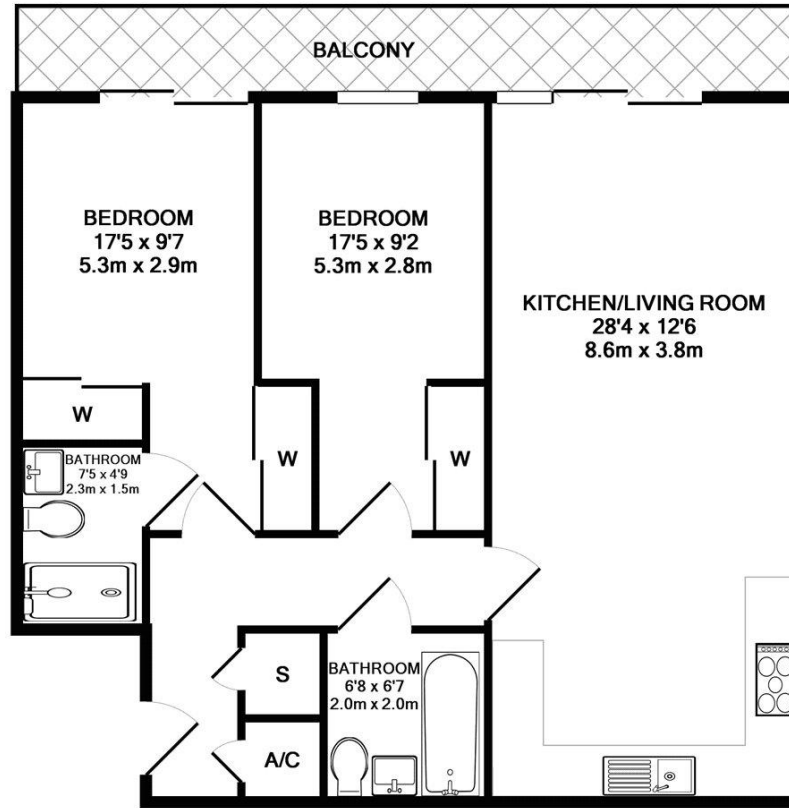
Security entry phone, large light and airy reception with wooden flooring (12'10" x 28'4"), doors onto the large balcony with Racecourse views, quality fitted kitchen with integrated appliances (cooker, dishwasher and fridge/freezer).

Principle 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 (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			
(95-100)	A		
(81-94)	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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Newbury Lettings 01635 263020

newbury.lettings@carterjonas.co.uk
51 Northbrook Street, Newbury, Berkshire, RG14 1DT



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Classification L2 - Business Data

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