



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).

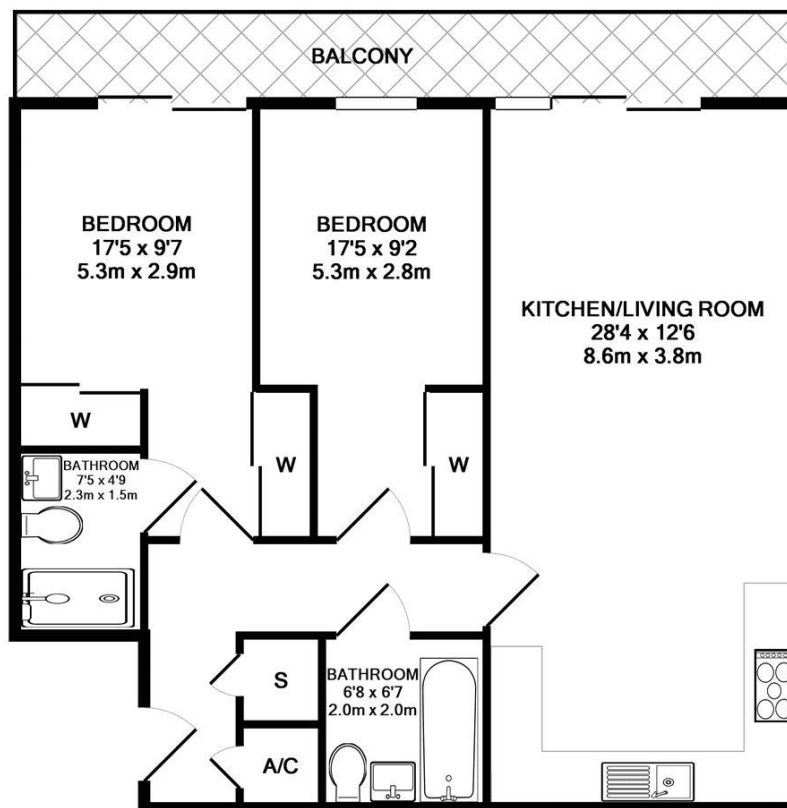
Principal bedroom (9' 7" x 17' 6") with ensuite shower, fitted wardrobes and doors to the balcony, second bedroom (8' 12" x 17' 6") with storage and patio doors, family bathroom with shower, utility cupboard with washer/dryer, radiator central heating (via a communal boiler) and secure underground allocated 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		
(92-100) A		
(81-91) 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.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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