



**SOUTHMEAD HOUSE, KINGMAN WAY, NEWBURY, RG14**

£1,200 per month\*

**Carter Jonas**

Third floor Racecourse apartment with views from the private balcony, within walking distance of the train station and Nuffield gym.

Light and airy reception room (30'6" x 11'5") with doors to the balcony, quality fitted kitchen with integrated appliances, double bedroom with fitted wardrobes, bathroom with bath/shower and utility cupboard with washing machine.

Further benefits include electric radiator central heating (via a communal boiler), security entry phone, lift service and allocated parking.

Within walking distance of the Racecourse train station (for mainline links to London Paddington) and the town centre for the many amenities that Newbury has to offer.

EPC Rating B. Council Tax Band C (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 £1200.00 per calendar month: Holding deposit of 1 week's rent £276.00, Security deposit of 5 weeks rent £1384.00.

- Council Tax Band = C
- Deposit Required = £1384.00
- Long Let
- DOUBLE BEDROOM
- INTEGRATED KITCHEN
- MODERN APARTMENT
- ALLOCATED PARKING
- EPC = B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(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

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Classification L2 - Business Data

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