



**RACECOURSE ROAD, NEWBURY, RG14 7GJ**

£1,200 per month\*

**Carter Jonas**

# RACECOURSE ROAD, NEWBURY, RG14 7GJ

Large second floor apartment (849 sq ft) with wrap around dual aspect balcony, overlooking the Racecourse.

Security entry phone, large reception room (12'1" x 25'4") with fully fitted quality kitchen with inbuilt appliances, principle bedroom (10'5" x 16'1") with ensuite shower room, second double bedroom (8'9" x 16'1"), family bathroom with shower, corner balcony offering views over the racecourse, radiator central heating and allocated parking.

Within walking distance of the town centre and finished to a high standard throughout.



- 2 BEDROOMS
- 2 BATHROOMS
- DUAL ASPECT
- BALCONY
- ALLOCATED PARKING
- EPC = B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	84	84
(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	

**Newbury Lettings 01635 263020**

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