



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

£1,000 per month\*

**Carter Jonas**

Lovely one bedroom third floor apartment with rooftop views from the PRIVATE BALCONY, with ALLOCATED PARKING.

Security entry phone, lift service, large reception room with doors to the balcony, quality fitted kitchen with integrated appliances, double bedroom with wardrobe, bathroom with shower, large storage cupboard, radiator heating (supplied by a communal boiler) and allocated parking.

Within walking distance of the town centre and train station.

Available for an initial 12-month tenancy.

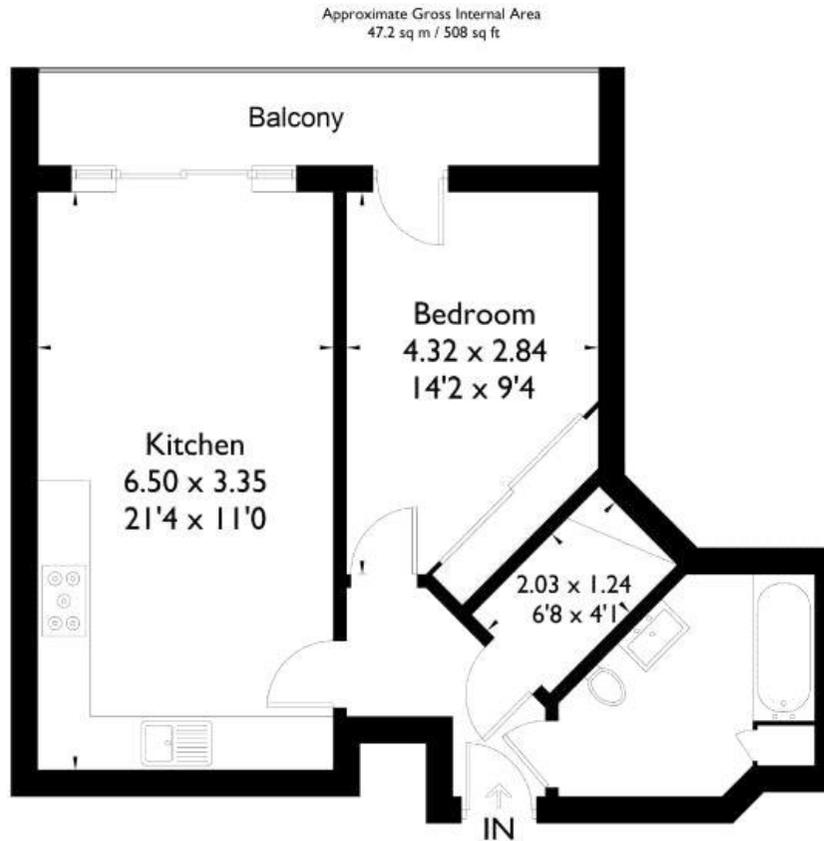
EPC Rating B. Council Tax Band C (West Berks Government website for current cost)

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 £1000.00 per calendar month: Holding deposit of 1 week's rent £230.00, Security deposit of 5 week's rent £1153.00.

- Council Tax Band = C
- Deposit Required = £1153.00
- Long Let
- 1 BEDROOM
- LARGE
- BALCONY
- ALLOCATED PARKING
- LIFT
- 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**

[newbury@carterjonas.co.uk](mailto:newbury@carterjonas.co.uk)

51 Northbrook Street, Newbury, Berkshire, RG14 1DT



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Classification L2 - Business Data

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