



RACECOURSE ROAD, NEWBURY, RG14 7GJ
£1,450 per month*

Carter Jonas

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.

Available for an initial 12 months tenancy. 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 £1450.00 per calendar month: Holding deposit of 1 week's rent £334.00. Security deposit of 5 weeks rent £1673.00

- Council Tax Band = D
- Deposit Required = £1,673.00
- Long Let, Minimum term 12 months
- 2 BEDROOMS
- 2 BATHROOMS
- DUAL ASPECT BALCONY
- ALLOCATED PARKING
- EPC = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)	84	84
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



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