



**RACECOURSE ROAD, NEWBURY, RG14 7GH**  
£1,300 per month\*

**Carter Jonas**



Large apartment (cira 900 sq. ft.) on the popular Racecourse development with full width west facing balcony. Security entry phone, lift service, large double aspect reception room with quality kitchen and doors onto the balcony (with a pleasant leafy outlook).

Principle bedroom with wardrobes and ensuite shower, second double bedroom with wardrobe, bathroom with shower. Radiator heating (via a communal boiler), large full width balcony and allocated parking.

Within walking distance of the train station and the High Street for all amenities.

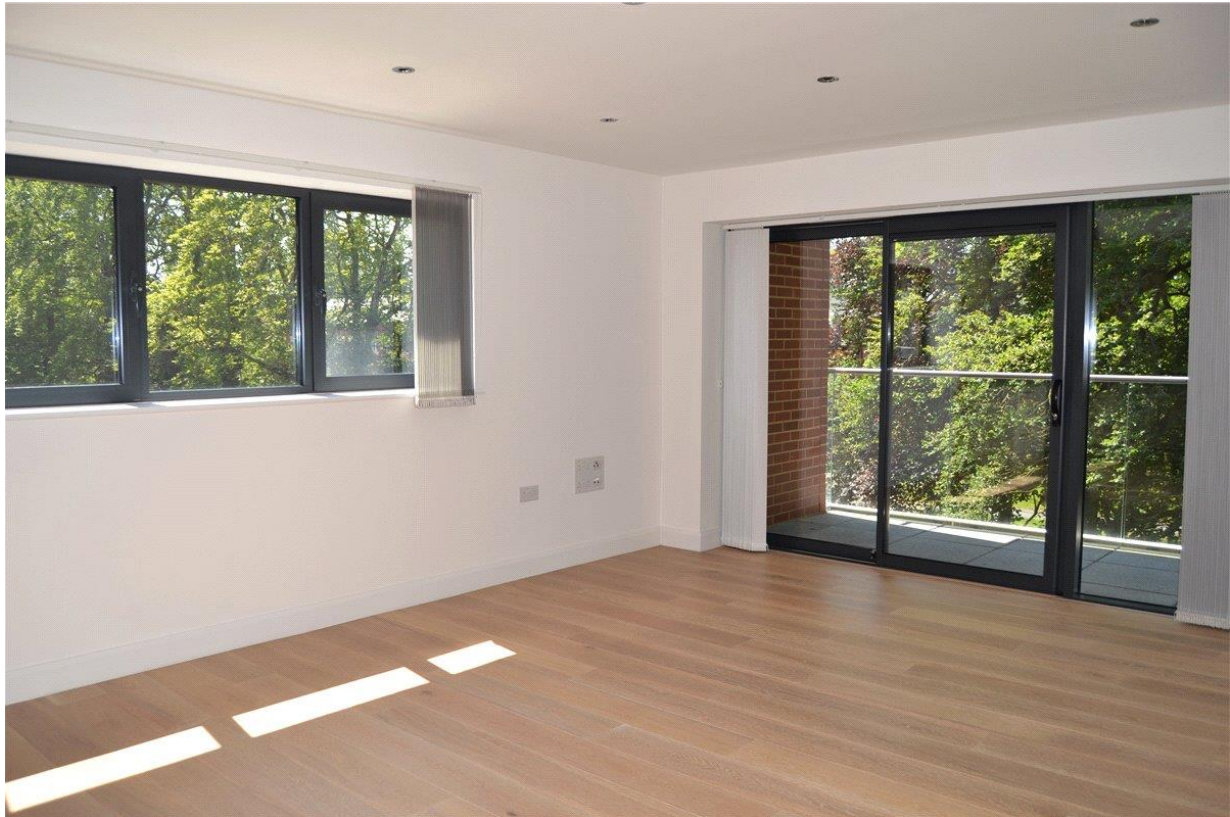
Council tax band D Energy rating band B

Available for a minimum term of 12 months.

At a rent of £1300 per calendar month: Holding deposit of 1 week's rent = £300.00, Security deposit of 5 week's rent = £1500.00

- Council Tax Band = D
- Deposit Required = £1,500.00
- Long Let
- 2 BEDROOMS
- LARGE
- BALCONY
- ALLOCATED PARKING
- LIFT SERVICE
- 2 BATHROOMS
- EPC = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



**Newbury Lettings 01635 263020**  
newbury@carterjonas.co.uk  
51 Northbrook Street, Newbury, Berkshire, RG14 1DT

**carterjonas.co.uk**  
Offices throughout the UK



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#### IMPORTANT INFORMATION

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