



**FRANKEL HOUSE, KINGMAN WAY, RG14 7GX**  
£1,650 per month\*

**Carter Jonas**

Full track views from this first floor apartment in the popular Racecourse development.

Security Entryphone, lift service, open plan reception room with full width French doors to the balcony, modern kitchen with integrated appliances.

Principal bedroom with doors to the balcony, wardrobes and ensuite shower, second double bedroom with wardrobes and family bathroom.

Good size balcony with full track views, radiator central heating (via a communal boiler) and allocated parking.

Available for an initial term of 12 months. Energy rating band 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 £1650 per calendar month: Holding deposit of 1 week's rent = £380.00, Security deposit of 5 weeks rent = £1903.00

- Council Tax Band = C
- Deposit Required = £1,903.00
- Long Let, Minimum term 12 months
- 2 BEDROOMS
- 2 BATHROOMS
- OPEN PLAN RECEPTION
- RADIATOR HEATING
- ALLOCATED PARKING
- EPC = B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	85	85
(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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Classification L2 - Business Data

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