



**HASKINS, PARK WAY, NEWBURY, RG14 1DF**  
£1,400 per month\*

**Carter Jonas**



2 double bedroom apartment in the town centre with views over Victoria Park and private terrace.

Security entry phone, light and airy open plan reception room with doors to the terrace, fully fitted kitchen with cooker, dishwasher and fridge/freezer, principal bedroom with ensuite shower, further double bedroom and family bathroom with shower.

Situated in the centre of Newbury within easy walking distance of all amenities including the train station for mainline links to London Paddington.

Gas central heating, lift service, communal gardens and secure allocated parking.

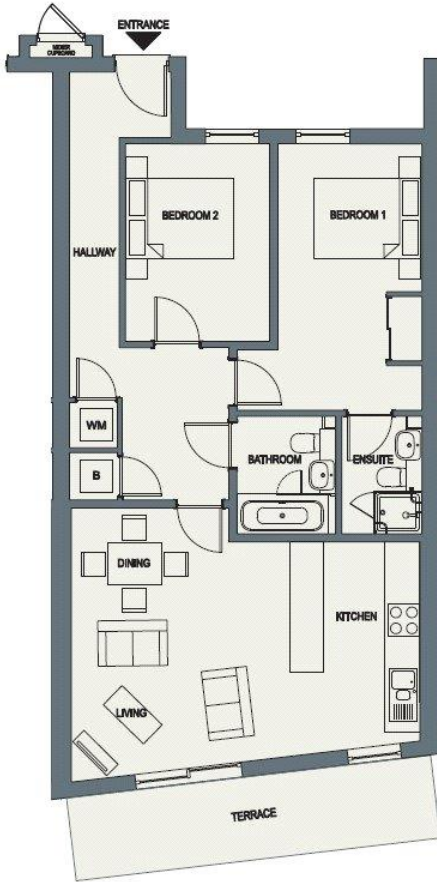
Available for an initial 12-month tenancy.

EPC Rating D. Council Tax Band C (West Berks Government website for current cost). Mains electric, gas and water. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1400.00 per calendar month: Holding deposit of 1 week's rent £323.00, Security deposit of 5 weeks rent £1615.00.

- Council Tax Band = C
- Deposit Required = £1615.00
- Long Let, Minimum term 12 months
- 2 BEDROOMS
- 2 BATHROOMS
- PRIVATE PATIO
- GAS CENTRAL HEATING
- ALLOCATED PARKING
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(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		



## HASKINS (with terrace)

Total area (approx.) - 843.9 sq ft (78.4 sq m)  
Bedrooms - 2

	ft	m
Kitchen/Living area	21' 5" x 13' 3"	6.52 x 4.05
Bedroom 1	16' 4" x 8' 10"	4.99 x 2.70
Bedroom 2	12' 2" x 8' 10"	3.70 x 2.70
Bathroom	7' 3" x 6' 1"	2.20 x 1.85
En-suite	7' 3" x 4' 11"	2.20 x 1.50

All dimensions are taken at maximum points.



**Newbury Lettings 01635 263020**

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