



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

£1,100 per month\*

**Carter Jonas**

Larger than average one bed apartment in this sought after development with allocated parking.

Security entry phone, lift access, large L shaped reception room with french doors to the private balcony, modern fitted kitchen with integrated appliances, bathroom with shower, bedroom with wardrobe and large hallway storage cupboard.

Allocated parking and radiator central heating.

Within walking distance of the town centre for all amenities and the train station (for London Paddington).

Available for an initial 12 month tenancy.

EPC Rating D. Council Tax Band D (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 £1100.00 per calendar month: Holding deposit of 1 week's rent £253.00 Security deposit of 5 weeks rent £1269.00

- Council Tax Band = D
- Deposit Required = £1,269.00
- Long Let, Minimum term 12 months
- 1 BEDROOM
- LARGE BALCONY
- ALLOCATED PARKING
- RADIATOR HEATING
- LIFT ACCESS
- 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		
(1-10)	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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