



RACECOURSE ROAD, NEWBURY, RG14 7GG

£1,550 per month*

Carter Jonas

4th floor apartment in the popular racecourse development with large private south facing balcony with views over Stroud Green.

Accommodation totalling 872 square feet: Security entry phone, lift service, large open plan reception with doors to the balcony and wooden flooring (13'5" x 26'1"), quality fitted kitchen with integrated appliances (cooker, dishwasher and fridge/freezer), principle bedroom with fitted wardrobes (9'11" x 19'10") and ensuite shower room, second double bedroom with fitted wardrobes (9'4" x 17'7"), family bathroom with shower, utility cupboard with washer/dryer, radiator central heating (via a communal boiler), and allocated parking.

Within a short walk of the train station and town centre.

Available for a minimum term of 12 months. Communal boilers run by EON (supplier cannot be changed). Mains water and electric.

Energy rating band B. Council tax band D (West Berks Government website for current cost). Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1550.00 per calendar month: Holding deposit of 1 weeks rent £357.00, Security deposit of 5 weeks rent £1788.00.



- Council Tax Band = D
- Deposit Required = £1,788.00
- Long Let, Minimum term 12 months
- 2 BEDROOMS
- BALCONY
- 2 BATHROOMS
- 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	

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