



RACECOURSE ROAD, NEWBURY, RG14 7GJ

£1,500 per month*

Carter Jonas

Two double bedroom first floor executive apartment on the Racecourse development with direct views onto the Racecourse and allocated parking.

Lift access, large open plan reception room with wooden floor and direct access to the large south east facing balcony (12'2" x 27'1") fully fitted kitchen with integrated appliances (double oven, dishwasher and fridge/freezer), principle bedroom (10'7" x 16'5") with ensuite shower room and fitted wardrobes, second bedroom (8'8" x 16'5") with fitted wardrobes, family bathroom with shower, radiator central heating (via a communal boiler), mains drainage and allocated parking.

Within walking distance of the train station for mainline links (to London Paddington) and the town centre, finished to an exceptional standard throughout.

Available for an initial 12-month tenancy. EPC Rating B. Council Tax Band D (West Berks Government website for current cost). 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 £1500.00 per calendar month: Holding deposit of 1 week's rent £346.00 Security deposit of 5 weeks rent £1730.00.

- Council Tax Band = D
- Deposit Required = £1,730.00
- Long Let, Minimum term 12 months
- 2 DOUBLE BEDROOMS
- 2 BATHROOMS
- LARGE BALCONY
- PARKING
- RECEPTION
- EPC = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(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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Classification L2 - Business Data

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