



**NEWBURY, BERKSHIRE, RG14 7GD**

£2,000 per month\*

**Carter Jonas**

In the popular Racecourse development within walking distance of the town centre and station with parking and garage.

Set in a quiet cul de sac of similar properties, providing spacious family accommodation.

Entrance hall, utility room with door to the garden, wc, family room/4th bedroom with French doors to the garden. The first floor incorporates a large double aspect reception room with living area, dining area and large quality fitted kitchen with appliances.

The top floor incorporates the principal bedroom with ensuite shower and storage, family bathroom and 2 further bedrooms.

Gas radiator central heating, enclosed gardens, garage and driveway parking.

Council tax band D (West Berks Government website for current cost) Energy rating B. Available for a minimum term of 12 months. Mains electric, gas and water. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £2000.00 per calendar month: Holding deposit of 1 week's rent £461.00 Security deposit of 5 weeks rent £2307.00

- Council Tax Band = D
- Deposit Required = £2,307.00
- Long Let, Minimum term 12 months
- 4 BEDROOMS
- OPEN PLAN RECEPTION
- 2 BATHROOMS
- UTILITY ROOM
- ENCLOSED GARDEN
- GARAGE
- DRIVEWAY
- EPC = C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	84	
(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	

Approximate Gross Internal Area (Including Garage) = 138 sq m / 1485 sq ft

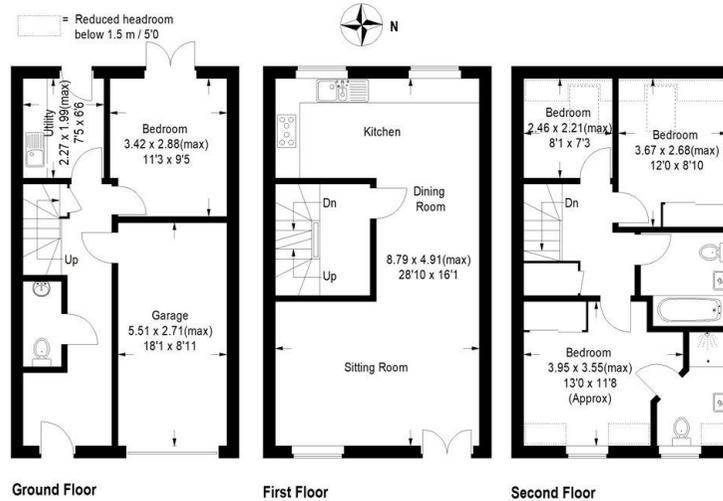


Illustration for identification purposes only, measurements are approximate, not to scale.



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**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE  
 Classification L2 - Business Data

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.