



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		
(1-20) 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

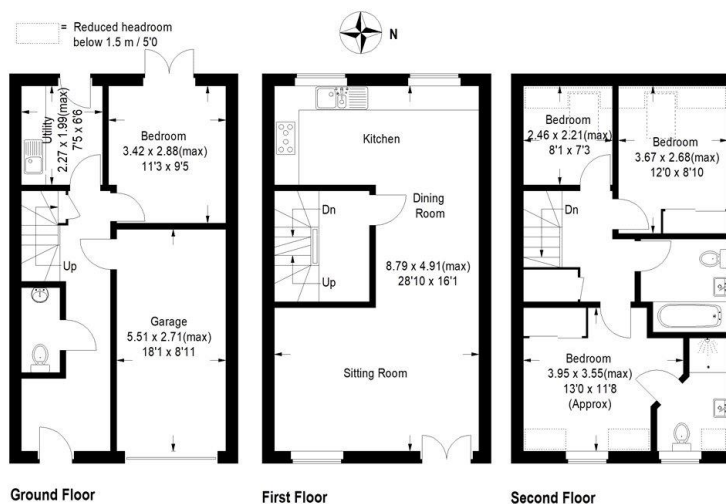


Illustration for identification purposes only, measurements are approximate, not to scale.



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