



**ST. RICHARDS ROAD, NEWBURY, RG14 1HP**  
£1,150 per month\*

**Carter Jonas**

Refurbished one bed semi-detached house in a quiet cul de sac close to central Newbury with 2 parking spaces.

Entrance porch, sitting room, newly fitted kitchen/breakfast room with electric cooker and door to the garden. The first floor offers a large double bedroom and bathroom (with shower over).

Rear enclosed garden and two allocated parking spaces to the front.

Available for an initial 12-month tenancy.

EPC Rating E. Council Tax Band C (West Berks Government website for current cost). Mains electric, gas and water.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1150.00 per calendar month: Holding deposit of 1 week's rent £265.00, Security deposit of 5 weeks rent £1326.00.



- Council Tax Band = C
- Deposit Required = £1326.00
- Long Let, Minimum term 12 months
- 1 BEDROOM
- NEW KITCHEN
- MODERN BATHROOM
- GAS CENTRAL HEATING
- GARDEN
- PARKING
- EPC = E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	67
(21-38)	F		
(1-20)	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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