



ENBORNE, NEWBURY, BERKSHIRE, RG14 6RH
£1,600 per month*

Carter Jonas

Unique apartment with large south west facing terrace, garage, parking and 6 acres of communal gardens.

Converted from a former school house, offering character features and high ceilings throughout.

Security entry phone, entrance hall, superb double aspect drawing room with doors to the private terrace offering views over the communal gardens. Recently refitted kitchen/breakfast room with appliances, utility room and store room. Principal bedroom with wardrobes and ensuite shower room, second double bedroom and family bathroom with shower over the bath.

Gas central heating, residents parking and single garage. Large private terrace overlooking the landscaped gardens, which are a particular feature and offer numerous walks for residents.

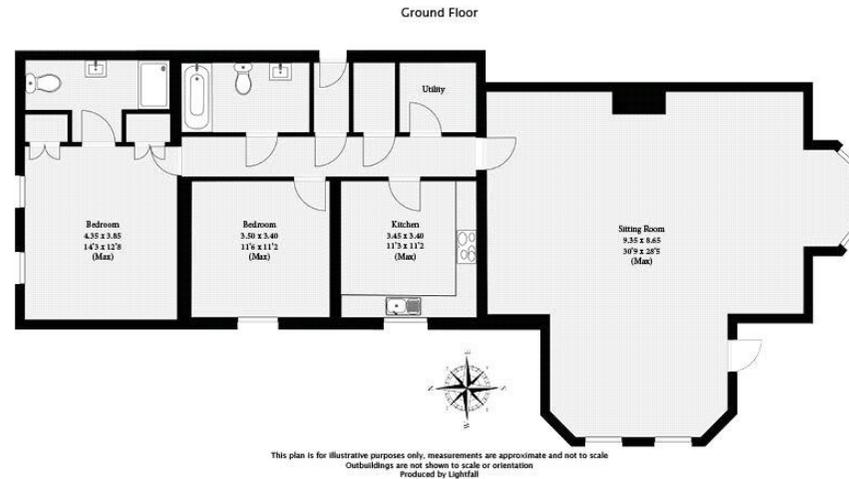
Council tax band E (West Berks Government website for current cost). Energy rating band D. Available for an initial 12 month contract. Mains electric, gas and metered mains water. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a monthly rent of £1600 per calendar month: Holding deposit of 1 weeks rent £369.00, Security deposit of 5 weeks rent £1846.00

- Council Tax Band = E
- Deposit Required = £1,846.00
- Long Let, Minimum term 12 months
- 2 BEDROOMS
- DRAWING ROOM
- 2 BATHROOMS
- PRIVATE TERRACE
- GARAGE
- COMMUNAL GARDENS
- GAS CENTRAL HEATING
- EPC = D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	72
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Approximate GIA
131.75 Square Metres 1418 Square Feet



Newbury Lettings 01635 263020

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Classification L2 - Business Data

IMPORTANT INFORMATION

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