



CARRUTHERS COURT, RACECOURSE ROAD, RG14 7 GH
£1,050 per month*

Carter Jonas

Well-presented second floor apartment with private balcony and allocated parking in the sought-after Racecourse development.

Within walking distance of the town centre for shopping and leisure amenities and the train station for links to London Paddington.

Security Entryphone, entrance hall, good size open plan reception with full length sliding glass doors to the balcony, bathroom with shower, bedroom with wardrobe and doors to the balcony.

Available for an initial 12-month tenancy. EPC Rating B. Council Tax Band C (West Berks Government website for current cost)

Mains electric, water and drainage. Heating supplied by the 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 £1050.00 per calendar month: Holding deposit of 1 weeks rent £242.00. Security deposit of 5 weeks rent £1211.00

- Council Tax Band = C
- Deposit Required = £1,211.00
- Long Let, Minimum term 12 months
- 1 BEDROOM
- BATHROOM WITH SHOWER
- OPEN PLAN RECEPTION
- RADIATOR HEATING
- BALCONY
- PARKING
- EPC = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)	83	83
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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