



PARK WAY, NEWBURY, RG14 1EF

£1,350 per month*

Carter Jonas

Superb 2 double bed executive apartment on the top floor of the sought after Park Way development with 2 balconies.

Communal lift service, private front door, large bright reception room with balcony, fitted kitchen with inbuilt appliances.

Principle bedroom with fitted wardrobes, ensuite shower and balcony, second double bedroom, family bathroom with shower, utility cupboard with washer/dryer, gas central heating and secure allocated parking.

Benefitting from views over the landscaped communal gardens, in the heart of Newbury town centre within moments of all amenities.

Available for an initial 12-month tenancy.

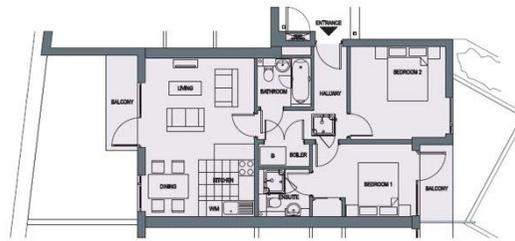
EPC Rating C. Council Tax Band C (West Berks Government website for current cost)

Mains electric, gas and water. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1350.00 per calendar month: Holding deposit of 1 week's rent £311.00.

- Council Tax Band = C
- Deposit Required = £1,557.00
- Long Let, Minimum term 12 months
- 2 BEDROOMS
- 2 BALCONIES
- SECURE PARKING
- 2 BATHROOMS
- EPC = C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(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	



**BAILY
FLAT F326**
(with balconies)

Total area (approx.) - 695.3 sq ft (64.6 sq m)
Bedrooms - 2

	#	m
Kitchen/Living area	19' 2" x 13' 5"	5.84 x 4.08
Bedroom 1	8' 9" x 8' 9"	2.69 x 2.66
Bedroom 2	11' 9" x 11' 3"	3.57 x 3.44
Bathroom	6' 6" x 5' 11"	1.99 x 1.80
Ensuite	6' 3" x 5' 9"	1.92 x 1.74

All dimensions are taken at maximum points.

PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.
The position and size of doors, windows, appliances and other features are approximate only.



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Classification L2 - Business Data

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