



RACECOURSE ROAD, NEWBURY, RG14 7GH
£1,500 per month*

Carter Jonas

Unfurnished executive 2 double bedroom second floor apartment in the popular Racecourse development with large private west facing balcony within a short walk of the train station (for mainline links to London Paddington) and the town centre.

Accommodation totalling 848 square feet: security entry phone, lift service, large open plan reception with doors to the balcony and wooden flooring (23' 10" x 13' 3"), quality fitted kitchen with integrated appliances (cooker, dishwasher and fridge/freezer), master bedroom with fitted wardrobes (13' 7" x 11' 9"), ensuite shower room, second double bedroom with fitted wardrobes (13' 7" x 9' 6"), family bathroom with shower, utility cupboard with washer/dryer and allocated parking. Radiator central heating (run via a communal boiler) and allocated parking.

REGRET NO PETS. Available for an initial 12-month tenancy. EPC Rating B. Council Tax Band D (West Berks Government website for current cost). Mains electric and metered mains water. 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 1500.00 per calendar month: Holding deposit of 1 week's rent £346.00 Security deposit of 5 weeks rent £1730.00

- Council Tax Band = D
- Deposit Required = £1,730.00
- Long Let, Minimum term 12 months
- 2 BEDROOMS
- BALCONY
- 2 BATHROOMS
- RADIATOR HEATING
- ALLOCATED PARKING
- CLOSE TO TOWN CENTRE
- EPC = B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	85	85
(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	



Type B
As: Plots 172, 196, 220, 244
Handed: Plots 194, 218, 242, 266



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Classification L2 - Business Data

IMPORTANT INFORMATION

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