



**ENBORNE ROAD, NEWBURY, RG14 6EF**  
£1,350 per month\*

**Carter Jonas**



Exceptionally spacious top floor apartment in an attractive conversion of the former School, offered furnished. Situated to the South side of the town centre, within easy walking distance of amenities (including the train station for links to London Paddington).

Situated on the second floor. Secure video entry phone, light and airy reception room with bay window, well equipped kitchen/dining room with fully fitted quality kitchen and bay window, principal bedroom with 2 storage cupboards, further double bedroom and family bathroom with shower (and bath).

Gas central heating, allocated parking and landscaped communal grounds.

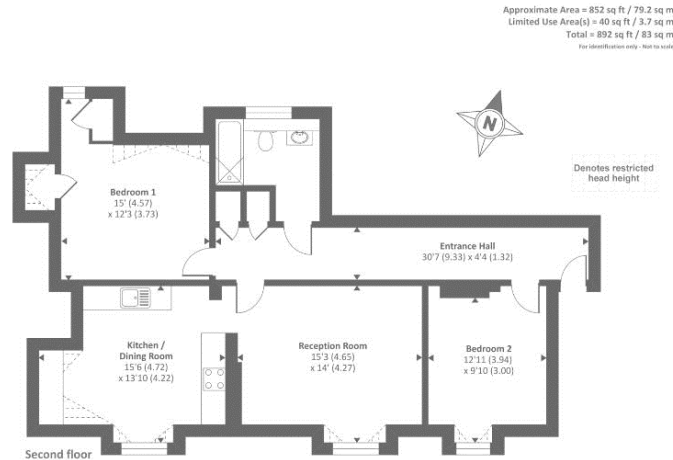
Available for an initial 12-month tenancy. EPC Rating D. Council Tax Band D (West Berks Government website for current cost). Mains electric, gas and metered mains water. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1350.00 per calendar month: Holding deposit of 1 week's rent £311.00 Security deposit of 5 weeks rent £1557.00

- Council Tax Band = D
- Deposit Required = £1,557.00
- Long Let, Minimum term 12 months
- 2 BEDROOMS
- ALLOCATED PARKING
- WALKING TO TOWN
- 1 BATHROOM
- EPC = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B	84	85
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE  
Classification L2 - Business Data

**IMPORTANT INFORMATION**

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