



RACECOURSE ROAD, NEWBURY, RG14 7GJ

£1,400 per calendar month*

Carter Jonas

Two double bedroom first floor apartment (totalling 912 sq. ft.) on the Racecourse development with direct views onto the racecourse.

Lift access, large open plan reception room with wooden floor and direct access to the large balcony (12' 10" x 28' 1") fully fitted kitchen with integrated appliances, principle bedroom (9' 10" x 17' 5") with ensuite shower room and fitted wardrobes, second bedroom (8' 8" x 17' 5") with fitted wardrobes, family bathroom with shower, radiator central heating and allocated under croft gated parking.

Within walking distance of the train station for mainline links (to London Paddington) and the town centre, finished to an exceptional standard throughout.

Available for a minimum term of 12 months.

At a rent of £4500 per calendar month: 1 weeks holding deposit £323.00, 5 weeks security deposit £1615.00



- Council Tax Band = D
- Deposit Required = £1,615.00
- Long Let, Minimum term 12 months
- 2 BEDROOMS
- LARGE BALCONY
- RACECOURSE VIEWS
- SECURE PARKING
- LIFT SERVICE
- EPC = B

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (91-100) | | |
| B (81-90) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | 84 | 84 |
| EU Directive 2002/91/EC | | |



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Classification L2 - Business Data

IMPORTANT INFORMATION

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*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.