



**ODDFELLOWS ROAD, NEWBURY, RG14 5PN**  
£1000 per month\*

**Carter Jonas**

Large reception room, kitchen with gas hob, cooker, fridge/freezer and washing machine, double bedroom with built-in wardrobe, bathroom with shower in bath.

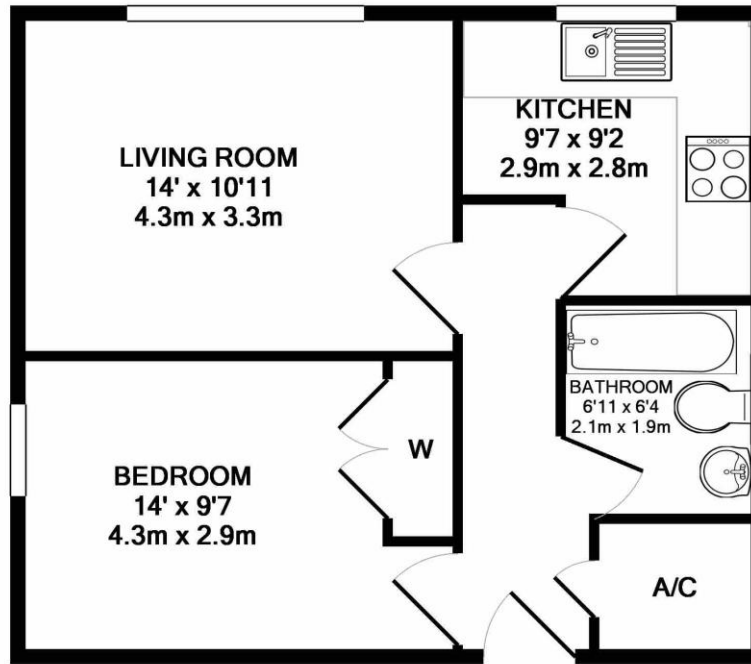
Gas central heating, entry phone security, residents parking and communal gardens (with drying area).

Gas fired central heating, double-glazing throughout, tv cabling to all bedrooms and one allocated parking space to the rear.

Energy rating band C. Council tax band B (West Berks Government website for current cost)

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk  
Mains gas, metered mains water and mains electric.  
Available for an initial 12-month term.

At a rent of £1000 per calendar month:  
Holding deposit of 1 weeks rent £230.00  
Security deposit of 5 weeks rent £1153.00



- Council Tax Band = B
- Deposit Required = £1153.00
- Long Let, Minimum term 12 months
- 1 BEDROOM
- LARGE LIVING ROOM
- TOWN CENTRE
- RESIDENTS PARKING
- SEPARATE KITCHEN
- EPC = C

TOTAL APPROX. FLOOR AREA 484 SQ.FT. (44.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 80                      | 80        |
| (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 |           |

**Newbury Lettings 01635 263020**

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Classification L2 - Business Data

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