



KINGMAN WAY, NEWBURY, RG14 7FY

£1,200 per month*

Carter Jonas

Exceptionally spacious third floor flat in the popular Racecourse development with balcony and allocated parking.

Large light reception room with doors to the balcony and quality fitted kitchen with a range of integrated appliances, bedroom with wardrobes and ensuite bathroom (with shower), further guest wc and utility cupboard with washer/dryer.

Large private balcony, radiator central heating (via a communal boiler), lift service and allocated parking.

Within a stone's throw of Nuffield gym, within walking distance of both train stations and the many amenities that Newbury has to offer.

Council tax band C. Available for an initial term of 12 months or longer. Energy rating B.

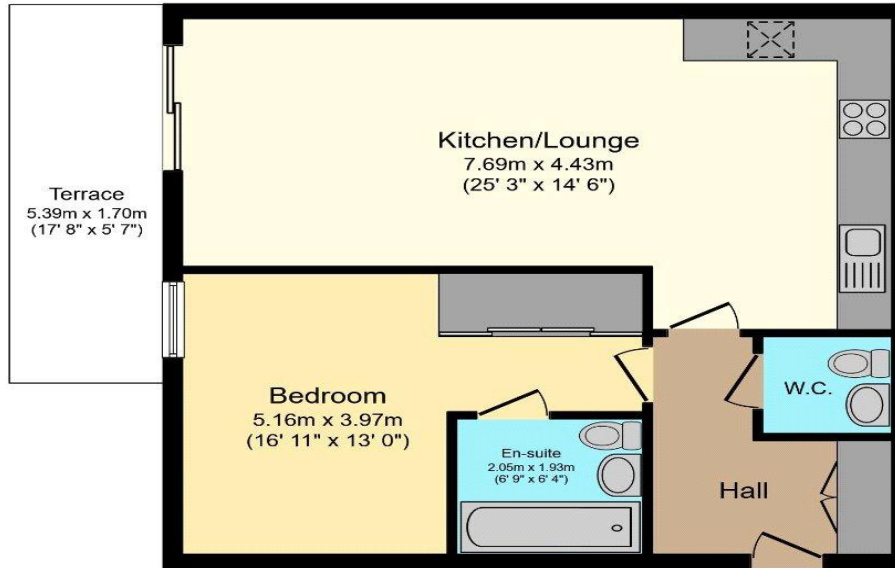
At a monthly rent of £1200.00 per calendar month:

Holding deposit of 1 week's rent = £276.00

Security deposit of 5 weeks rent = £1384.00

- Council Tax Band = C
- Deposit Required = £1,384.00
- Long Let, Minimum term 12 months
- 1 BEDROOM
- ENSUITE BATHROOM
- LARGE KITCHEN
- PRIVATE BALCONY
- ALLOCATED PARKING
- EPC = B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B	86	86
(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	



Newbury Lettings 01635 263020

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, Berkshire, RG14 1DT



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.