



London Road, Newbury, RG14 1JL

£1,100 per month

The studio offers a lounge/bedroom with fitted kitchen with integrated fridge/freezer, electric oven and hob and washer/dryer. Parking can be available by separate negotiation. Ultrafast broadband available with no known mobile coverage issues. Available now, for a long term furnished or unfurnished let. No smokers, no pets.



KEY FEATURES

- Brand new ground floor studio apartment
- Part furnished as seen
- Kitchen with integrated appliances
- Shower room
- Lounge/bedroom
- Parking available by separate negotiation



Newbury
01635 552552 | newbury@winkworth.co.uk

Winkworth

for every step...



EPC C
West Berkshire Council Band B

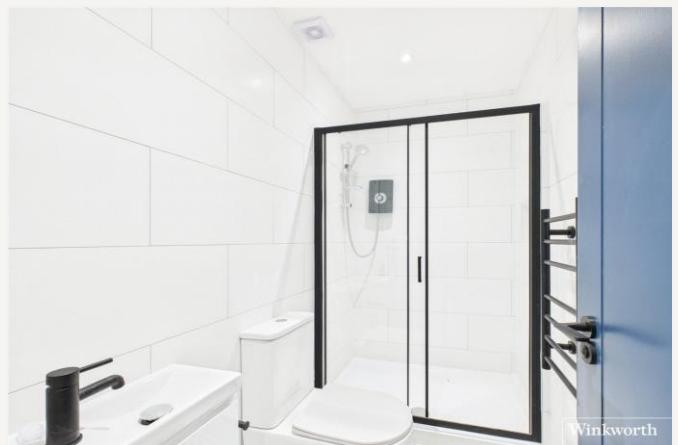
Tenants fees:

Security deposit, the equivalent of five weeks rent. (Sub annual rent of £50,000). Six weeks rent for rents above £50,000 pa).

Company lets are outside of the remit of Tenant Fee Ban Legislation 2019 and attract an admin fee of £480 inc VAT.

Holding deposit of one weeks rent, refundable on commencement of tenancy.

In the interests of transparency, a copy of our full tenant fee sheet will be sent to you by email on enquiry.



MATERIAL INFO

Deposit: £1,269.23

Holding Deposit:

Council Tax Band: B

Kitchen / Living Area

7.56 x 5.93 m
24'9" x 19'5"Approximate total area⁽¹⁾
40.6 m²
437 ft²

Bathroom

2.37 x 1.23 m
7'9" x 4'0"

Hallway

0.92 x 2.95 m
3'0" x 9'8"

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

For more information, scan the QR code or visit the link below

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/rent/property/NEB260021>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.