



London Road, Newbury, RG14 1JL  
£1,100 per month

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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

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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





