



The Old Joinery Ayres Lane, Burghclere, Newbury, RG20 9HG  
01635 242040

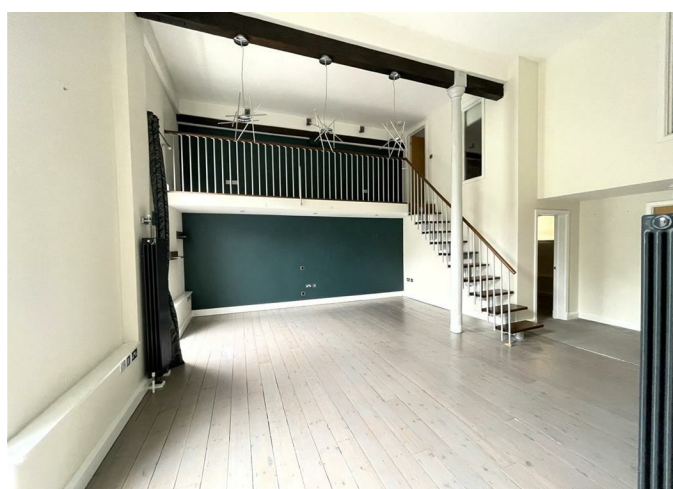
l e t t i n g s

## Bartholomew Street



£1,500 Per month

**1 Phoenix Brewery Bartholomew Street,  
Newbury, RG14 5QA**



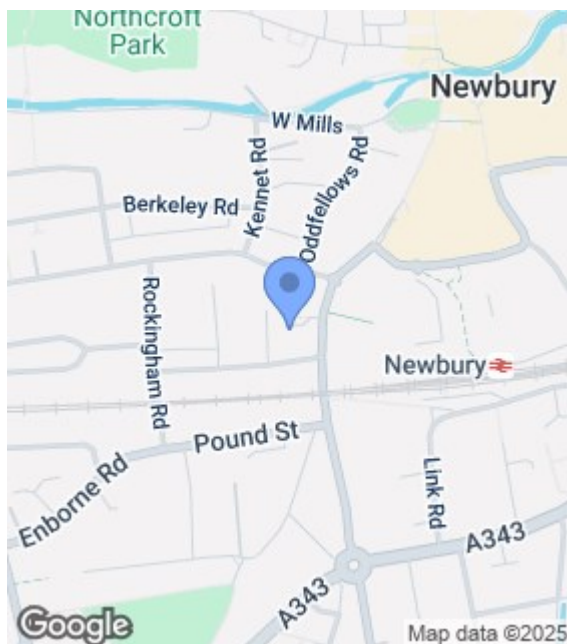
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1 Phoenix Brewery Bartholomew  
Street  
Newbury  
RG14 5QA

Available immediately this stunning conversion with period features. The property is set away from street-side but in the town centre with one allocated parking space. The property comprises entrance area leading to the vast open plan living area with mezzanine level. To the ground floor is a second bedroom, modern bathroom and kitchen with all integrated white goods. Upstairs is the mezzanine level and master bedroom with en-suite shower room. Viewings highly recommended!



Open plan lounge dining area  
Kitchen  
Bathroom  
Bedroom 2  
Master Bedroom  
En-Suite to master  
Mezzanine level

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	EU Directive 2002/91/EC