



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

lettings

## Newbury Racecourse

£700 Per month



**18 Frankel House Newbury Racecourse,  
Kingman Way, Newbury, Berkshire, RG14  
7NZ**



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FLAT SHARE ~ BILLS INCLUDED. An opportunity to flat share in the popular Racecourse Development in a beautifully furnished two bed apartment on the 4th floor overlooking the racecourse from the balcony. The applicant will have the sole use of a double bedroom and bathroom and the shared use of the kitchen/diner. All bills are included and unfortunately at the moment no parking is offered. The landlord is looking for a single person and applicants will have the chance to meet the current occupant before tenancy has been confirmed. No Pets, Children or Smoking.



Lounge area  
Kitchen area  
Bedroom  
Bathroom

| Energy Efficiency Rating                    |                         |                         |
|---------------------------------------------|-------------------------|-------------------------|
|                                             | Current                 | Potential               |
| Very energy efficient - lower running costs |                         |                         |
| (92 plus) A                                 |                         |                         |
| (81-91) B                                   |                         |                         |
| (69-80) C                                   |                         |                         |
| (55-68) D                                   |                         |                         |
| (39-54) E                                   |                         |                         |
| (21-38) F                                   |                         |                         |
| (1-20) G                                    |                         |                         |
| Not energy efficient - higher running costs |                         |                         |
| England & Wales                             | 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) A                                                     |                         |                         |
| (81-91) B                                                       |                         |                         |
| (69-80) C                                                       |                         |                         |
| (55-68) D                                                       |                         |                         |
| (39-54) E                                                       |                         |                         |
| (21-38) F                                                       |                         |                         |
| (1-20) G                                                        |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |