

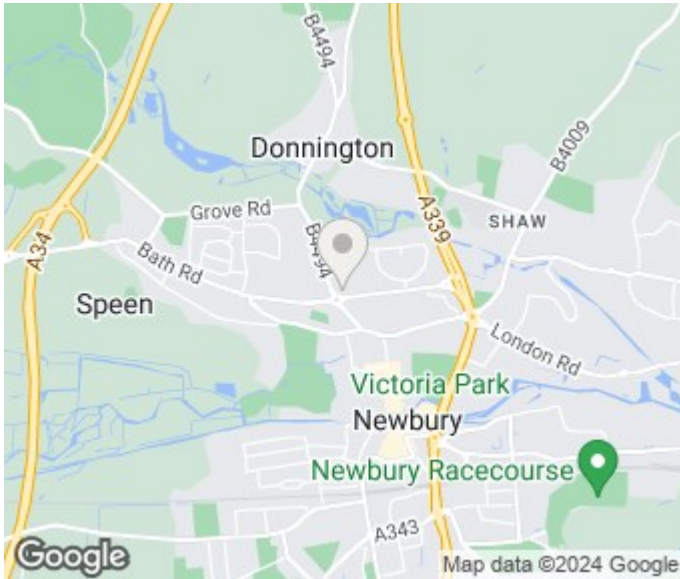



4 TELFORD COURT NEWBURY, RG14 1TF

£1,400 PCM

An extremely spacious modern first floor flat serviced by both lifts and stairs, situated in a popular development within walking distance of Newbury town centre. Accommodation comprises entrance hall with large cupboard, kitchen with integrated appliances (cooker, microwave, fridge/freezer, washer/dryer and dishwasher) and spacious living/diner with doors onto a balcony. The master bedroom has a dressing room area and ensuite shower room. There is a further double bedroom with built in wardrobes and family bathroom with shower over bath. There is a parking space in a gated area and communal grounds. There is double glazing and underfloor heating. UNFURNISHED. No pets. Available Now.

 **Nye & Co**
ESTATE AGENTS & CHARTERED SURVEYORS



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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