

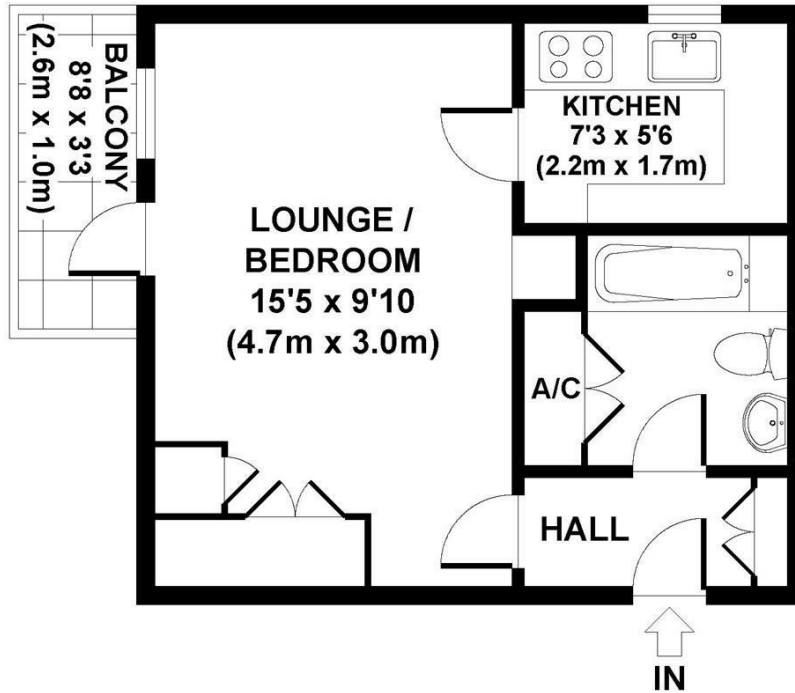


## 5 QUEENS COURT NEWBURY, RG14 7PX

£675 PCM

A studio flat with a balcony only a short walk to the railway station and town centre. Accommodation comprises hall, lounge/bedroom, bathroom with shower handset and kitchen. There is UPVC double glazed windows and electric storage heating. Outside there is communal parking. Unfurnished. Available Now.

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



**APPROX. GROSS INTERNAL FLOOR AREA 269 SQ FT / 25 SQ M**  
 Floorplans are for identification and guideline purposes only, not to scale.  
 Compliant with RICS code of measuring practice.  
 Floorplans supplied by [www.draftingfloorplan.com](http://www.draftingfloorplan.com)

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>		62	
(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	

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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