



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

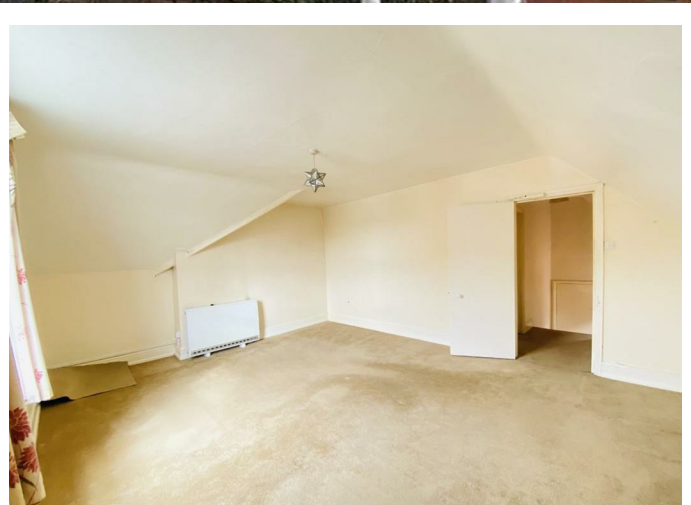
lettings

Craven Road



£800 Per month

30B Craven Road, Newbury, Berkshire,  
RG14 5NE

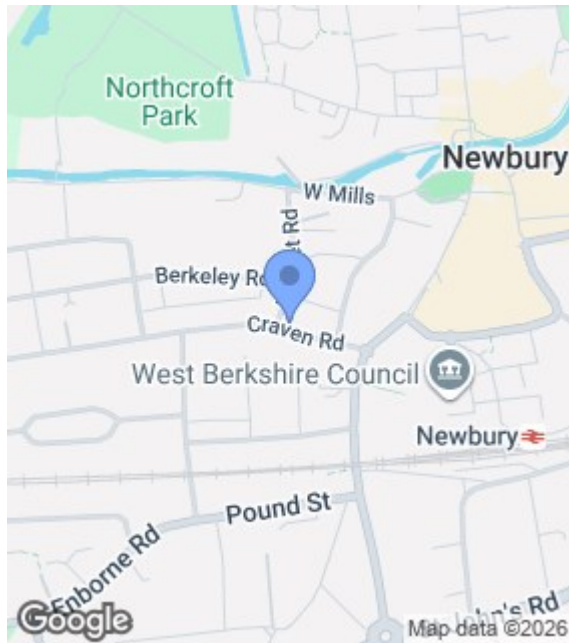


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Approx 44sqm of studio apartment, much bigger than most! The property is situated close to the centre of town and has allocated parking for one. This top floor flat has a lounge/bedroom, separate kitchen, bathroom and utility area. The hallway storage is ideal as wardrobes and there is so much potential for dressing the flat to look modern and roomy. An added bonus is the large loft/storage area.



lounge/bedroom  
bathroom  
kitchen  
utility area  
loft space

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	42	44
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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	25	27
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	