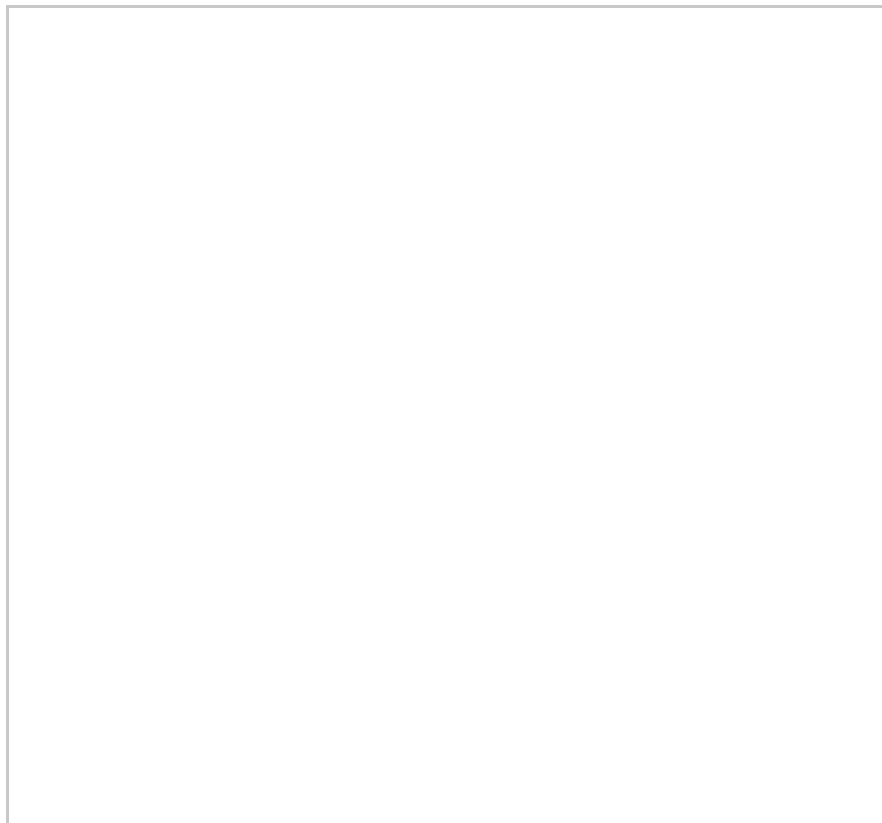




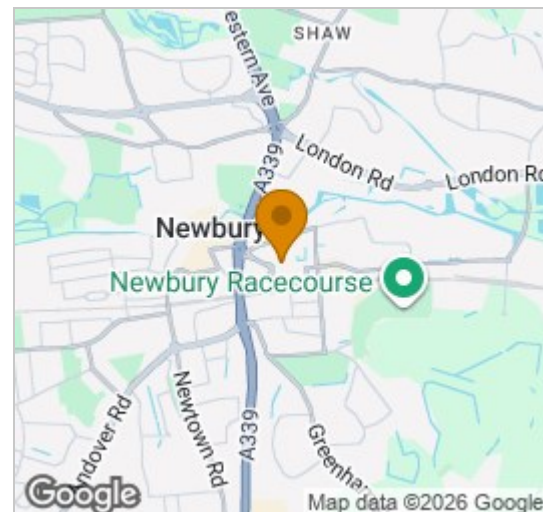
74A Kings Road
Newbury, Berkshire, RG14 5RG
£995 PCM



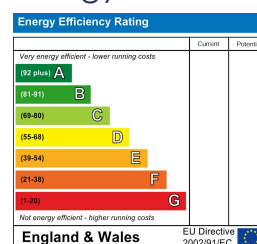
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Girard Lettings Office on 01635 551911 if you wish to arrange a viewing appointment for this property or require further information.

- Flat
- Econ 7
- 1 Bedroom
- 1 Bathroom
- Unfurnished Property
- Driveway Parking Available
- 1 Reception

Smartly presented first floor flat with own parking space for 1 car, conveniently located within easy walking distance of the town centre and train station.

The property is entered from the back of the building via its own front door, into a light stairwell with window leading to this well thought out flat. Smart kitchen to the rear with fridge and washing machine and good cupboard space. Smart, modern bathroom with shower over bath. Steps up to good sized Double bedroom with storage cupboard. To the front of the property is a dual aspect living room providing wonderful light.

EPC: Band D.

COUNCIL TAX: Band B = £1,985.15 for 2026/27

ENERGY: Mains electric - Electric heating.

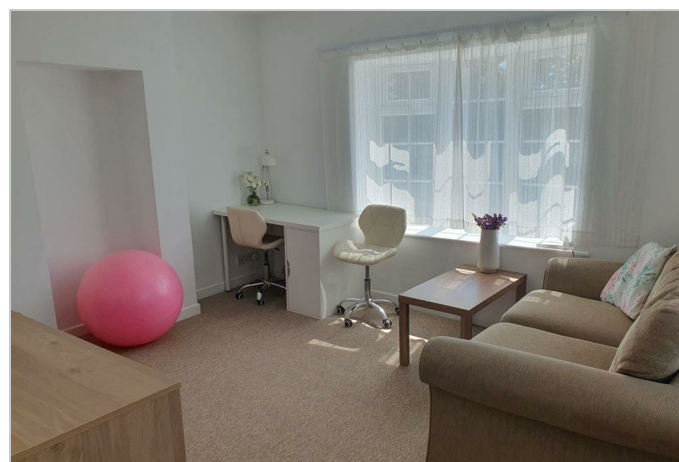
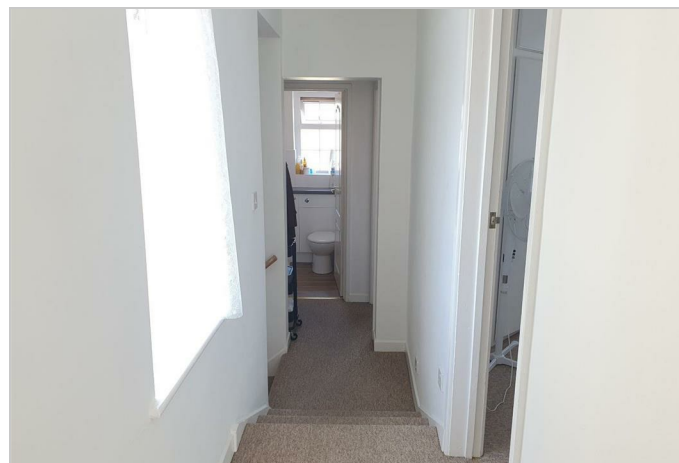
INTERNET & MOBILE: Further information on availability and speeds can be found at checker.ofcom.org.uk.

DEPOSIT INFORMATION:

At a rent of £995 per calendar month:

Total Tenancy Deposit = 5 weeks rent £1148.

(Holding Deposit = 1 weeks rent £229)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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