



**Brunsdon**  
ASSOCIATES 

17 Telford Court, Newbury, Berkshire, RG14 1TF

**Guide Price: £1,100 – TO LET – Available immediately - Unfurnished**

**Suit professional couple or single person – No Smoker or Pets**

A spacious first floor executive style apartment with two double bedrooms and two bathrooms in the sought after College Mews development conveniently placed for Newbury town centre

Communal entrance with lift & stairs, personal front door, hallway with security entry phone system, dual aspect reception room with balcony, kitchen/breakfast room, master bedroom with dressing area and en suite shower, second double bedroom, bathroom, one allocated parking space, well kept communal gardens

#### THE PROPERTY

This stylish apartment offers well planned accommodation throughout comprising a spacious dual aspect reception room with double doors opening on to the balcony which looks out over the attractive communal grounds. The kitchen is fitted with a modern range of wall and base units with integrated appliances and tiled floor. There are two double bedrooms both with built-in wardrobes, the master bedroom has an en suite shower and the second bathroom has fully tiled walls and is fitted with a white three piece suite with an electric shower over the bath.

#### OUTSIDE

The property is set within attractive well-kept landscaped grounds with secure gated access to the allocated parking space.

#### LOCATION

Newbury is a pretty market town which offers a comprehensive range of shopping, leisure and recreational facilities, direct rail links to London Paddington and has excellent road communications with easy access to the A4, A34 and M4 at junction 13.

#### DIRECTION

From Newbury head North on the A339 and turn left onto the A4, signposted Hungerford, proceed to the next roundabout take the third exit on to the Old Oxford Road heading North. College Mews is the first turning on the right proceed into the development where Telford Court will be found on the left hand side. The entrance to the building will be found in the right hand corner.

#### COUNCIL TAX

We have been informed by West Berkshire Council that the property is in **Band C** with tax payable of **£1,588.69** for the period 2018/19.

*Admin Fee £125 per applicant non refundable . Deposit 1.5 months rent (£1,650). A £500 holding deposit is usually required to secure the property.*

#### SERVICES

Electricity, mains water and drainage. Gas Central Heating.

#### VIEWING

By strict appointment with the vendors Sole Agents Brunsdon Associates **01635 255501** [property@brunsden.com](mailto:property@brunsden.com)

IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunsdon Associates Estate Agents try to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey. Please note that some photographs have been taken with a wide-angle lens. No partner or employee of the business has the authority to give any warranty as to the statements in these particulars which are a general guide only.





## Energy Performance Certificate



17 Telford Court  
Old College Road  
NEWBURY  
RG14 1TF

Dwelling type: Mid-floor flat  
Date of assessment: 04 July 2011  
Date of certificate: 04 July 2011  
Reference number: 8379-6123-8960-9874-5906  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 77 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	75	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	164 kWh/m <sup>2</sup> per year	163 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.2 tonnes per year	2.2 tonnes per year
Lighting	£72 per year	£48 per year
Heating	£270 per year	£133 per year
Hot water	£140 per year	£109 per year

**You could save up to £191 per year**

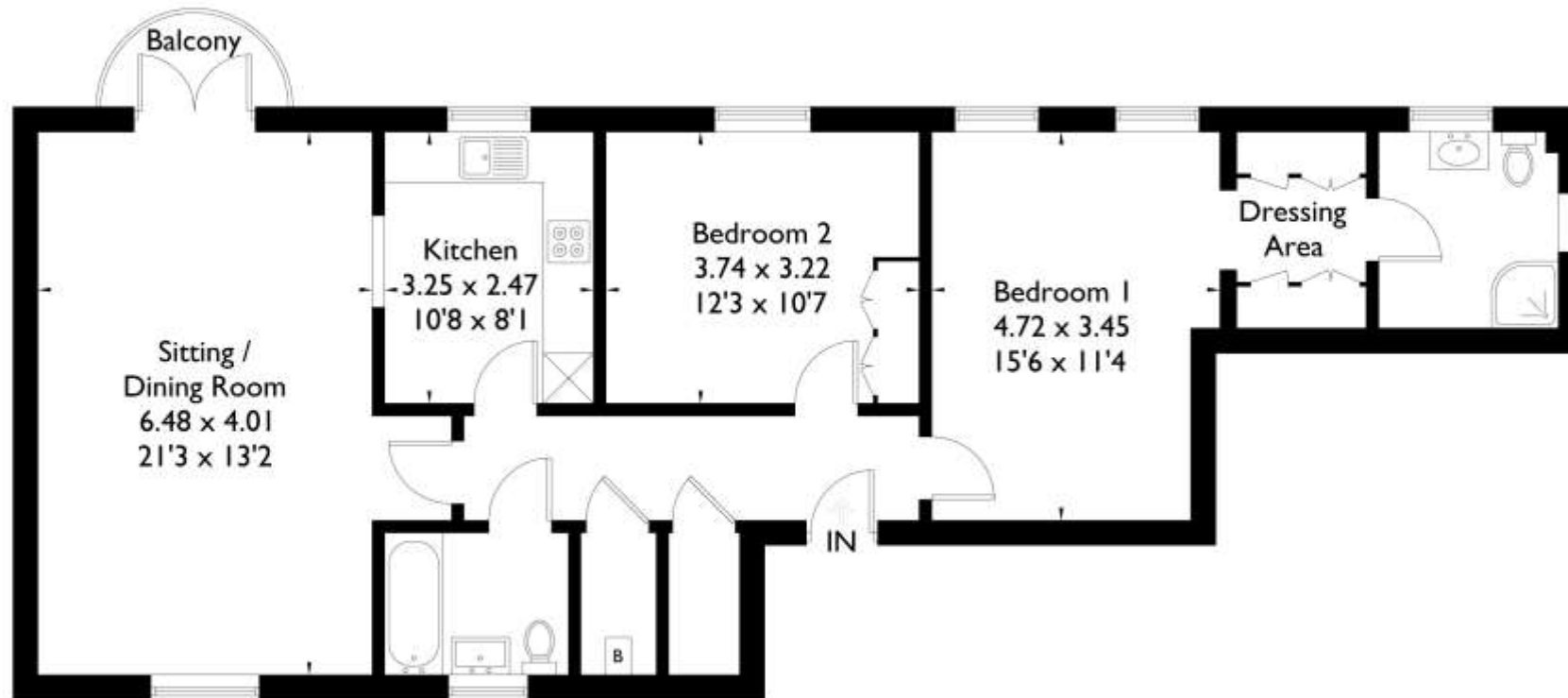
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

# 17 Telford Court, Old College Road, Newbury, RG14 1TF

Approximate Gross Internal Area = 90.4 sq m / 973 sq ft.



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref:214574

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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