

**5 WINCHESTER COURT  
NEWBURY  
BERKSHIRE  
RG14 7HX**



**TO LET - £795 PCM plus bills**

**Available Immediately - Furnished**

**Neat ground floor 2 bedroomed maisonette  
conveniently placed for the town centre and station**

**Suit single person or professional couple. Sharers  
considered. No pets, smokers or DSS**

Entrance hall, kitchen, refitted bathroom with bath & shower  
over, sitting room, 2 double bedrooms, 2 No. car spaces, gas  
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## THE PROPERTY

A nicely presented ground floor maisonette with two double bedrooms, modern fitted kitchen, bay fronted reception room and bathroom backing on to a shared garden area with car park beyond.

## NEW AST

For at least 6 ideally 12 months.

## DIRECTIONS

From the Robinhood roundabout in Newbury proceed south on the A339. At the second roundabout by Halfords take the first turning on the left and at the mini-roundabout turn right onto Greenham Road. Take the next turning on the right by Vets 4 Pets and turn right. Winchester Court will be found at the end on the left hand side.

## LOCATION

Centrally located the property is conveniently placed for Newbury town centre with its extensive range of shopping and leisure amenities. The railway station is also close by with links to London (Paddington) in approximately 60 minutes.

## COUNCIL TAX

We have been informed by West Berkshire Council that the property is in **Band D** with rates payable of **£1,690.84** for the period 2018/2019.

## VIEWING

By strict appointment with the Sole Agents Brunsdon Associates.

Tel: 01635 255501. Website: [www.brunsdon.com](http://www.brunsdon.com)

***Admin Fee £125 per applicant non refundable. Deposit 1.5 months rent (£1,192.50). A £500 holding deposit is usually required to secure the property.***

## 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





EPC TO FOLLOW