

**61B THE VINE FLATS
BARTHOLOMEW STREET
NEWBURY
BERKSHIRE
RG14 5QH**



TO LET - £675 PCM – Unfurnished

Available Immediately – suit professional person

No Pets, No Smokers

Charming one bedroom duplex apartment with character features conveniently located for access to the town centre and station with the benefit of allocated parking

Entrance Hall, modern fitted kitchen, reception room, double bedroom with beams, bathroom, parking, use of communal courtyard with seating area

THE PROPERTY

Located down a gated walkway with front door and entry phone system to flats 61B and 61A. Stairs lead to the first floor and the personal door to the property and into the attractive entrance hall with wooden staircase. There is a reception room and access to the kitchen with modern fitted base units, wooden work surfaces over and inset double sink. Stairs lead up to a small landing with doors to the attractive double bedroom with vaulted ceiling exposed beams and brick wall, and the bathroom which is nicely fitted with a three piece suite and a shower over the bath.

OUTSIDE

To the rear is a paved courtyard area with seating giving access to the parking area.

DIRECTIONS

From Newbury take the A339 and turn right at roundabout by the Burger King into St Johns Road proceed to the next roundabout and take third exit sign posted the town centre. Proceed straight through the traffic lights and cross the railway bridge. The property is located immediately on the left down a walk way off of Bartholomew Street. The door to the property is on the right hand side through the gated access.

LOCATION

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

COUNCIL TAX

We have been informed by West Berkshire Council that the property is in **Band B** with rates payable of **£1,315.09** for the period 2018/2019.

N.B. This property is a listed building.

VIEWING

By strict appointment with the Sole Agents Brunsdon Associates. property@brunsden.com
Tel: 01635 255501. Website: www.brunsdon.com

Landlord will reference interest parties – no application fees payable to Brunsdon Associates. A £500 holding deposit will be held by the landlord. Deposit 1 months rent (£675).

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



Energy Performance Certificate



61b The Vine Flats,
Bartholomew Street,
NEWBURY,
RG14 5QH

Dwelling type: Top-floor maisonette
Date of assessment: 30 November 2009
Date of certificate: 30 November 2009
Reference number: 7008-1947-6219-7201-1024
Type of assessment: RdSAP, existing dwelling
Total floor area: 41 m²

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 (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F	25	35	(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		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 this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	1086 kWh/m ² per year	931 kWh/m ² per year
Carbon dioxide emissions	6.8 tonnes per year	5.8 tonnes per year
Lighting	£23 per year	£23 per year
Heating	£834 per year	£656 per year
Hot water	£111 per year	£111 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.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving 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.