

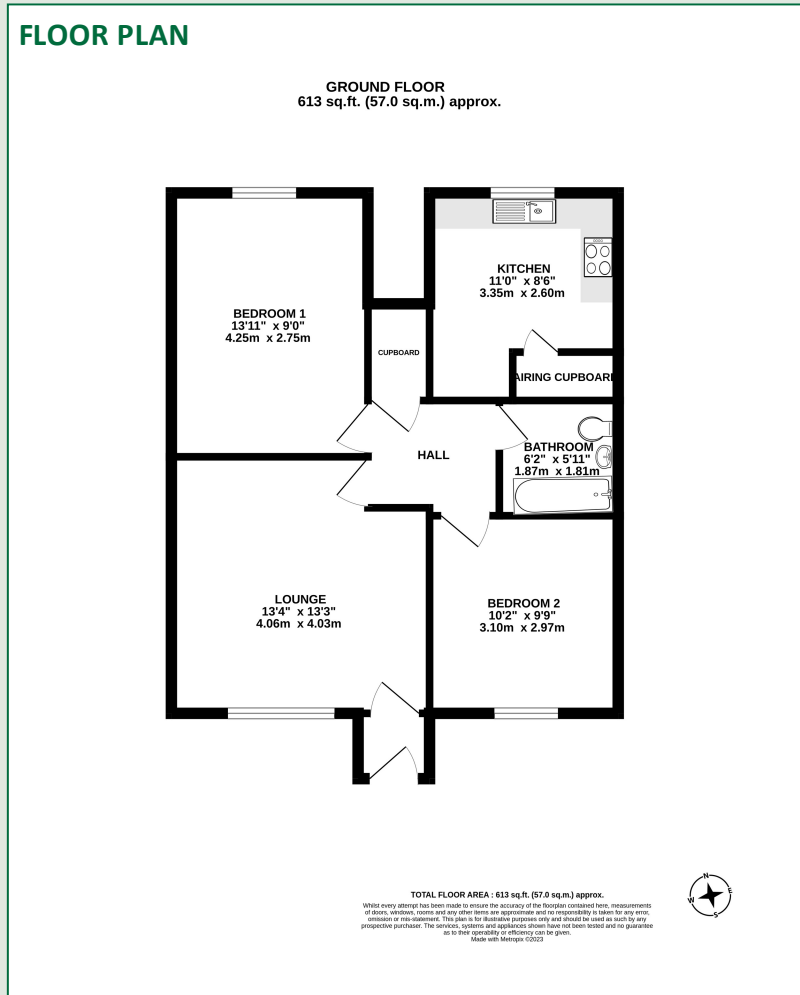
TO LET  
£1,150 pcm





**DESCRIPTION**

Available immediately, a two-bedroom ground-floor maisonette with stunning views of the river Lambourn. Completely refurbished inside with new hot water and heating systems, new shower, new carpets and completely decorated throughout. Washing machine dishwasher and tall fridge freezer included. Off-street parking, and situated a short walk to Newbury town centre and Vodafone HQ. Under section 21 of the Estate Agents act 1979 Cricketts Estate Agent wish to declare that the Landlords are a director and manager of the company.



- Ground Floor**
- close to Newbury town Centre**
- off street parking**
- appliances included**
- river frontage**
- 2 Double bedrooms**
- Council tax band C**
- Refurbished throughout**
- New carpets and flooring throughout**
- Close to vodafone HQ**

**ENERGY EFFICIENCY RATING**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

