



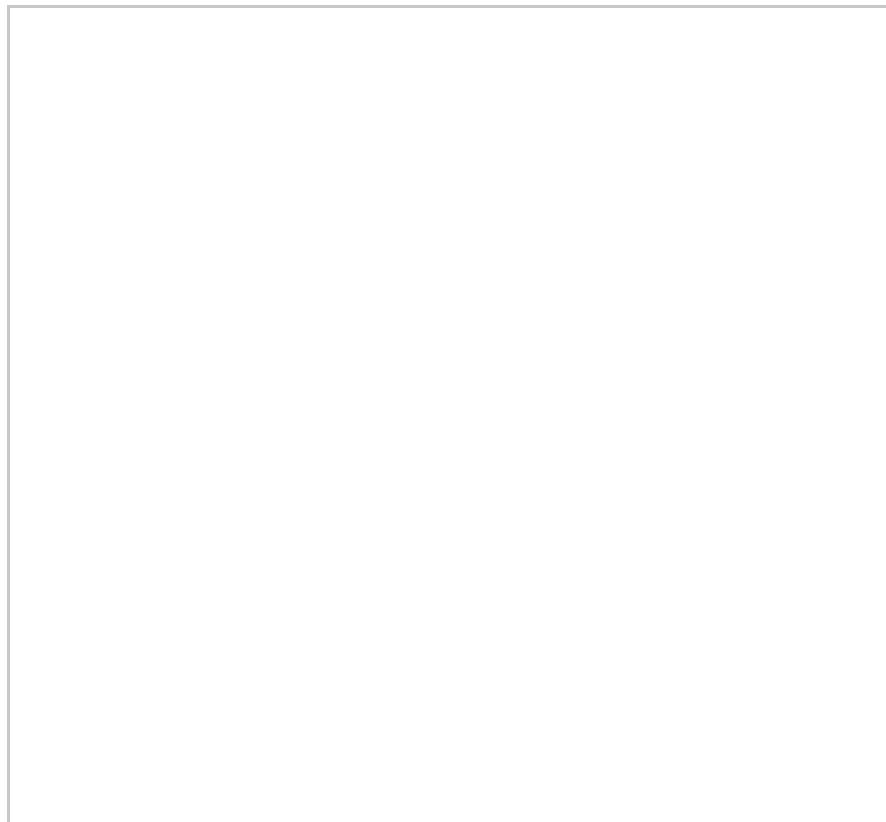
## 12 Wilson Valkenburg Court

Newbury, Berkshire, RG14 1QP

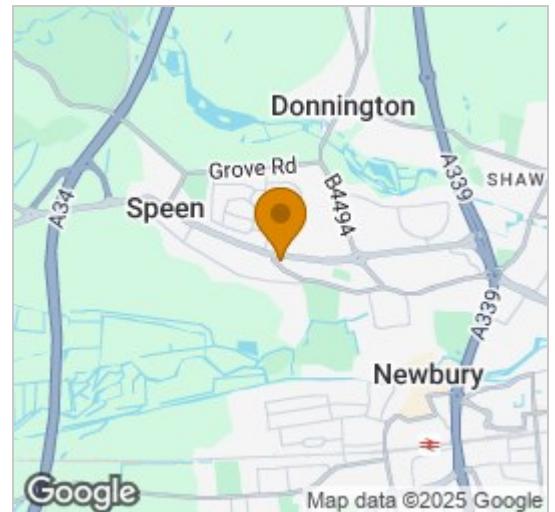
£1,275 PCM



## Floor Plan



## Area Map



## Energy Efficiency Graph

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

## 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.



\*\*AVAILABLE FOR A 6 MONTH RENTAL ONLY\*\*

A larger than average, spacious and particularly well presented two bedroom top floor apartment in Newbury close to the town centre and with great road links.

Accommodation comprises well fitted modern kitchen with appliances and room for a table, great size lounge, two double bedrooms, master with fitted storage and a modern fitted bathroom with shower over bath. The property comes with its own garage, pleasant communal gardens and benefits from gas central heating.

Available part furnished or unfurnished.

EPC: Band C.

COUNCIL TAX: Band C = £2,156.19 for 2025/26.

ENERGY: Mains electric, Mains Gas Central Heating.

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

DEPOSIT INFORMATION:



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 firms employment has the authority to make or give any representation or warranty in respect of the property.