



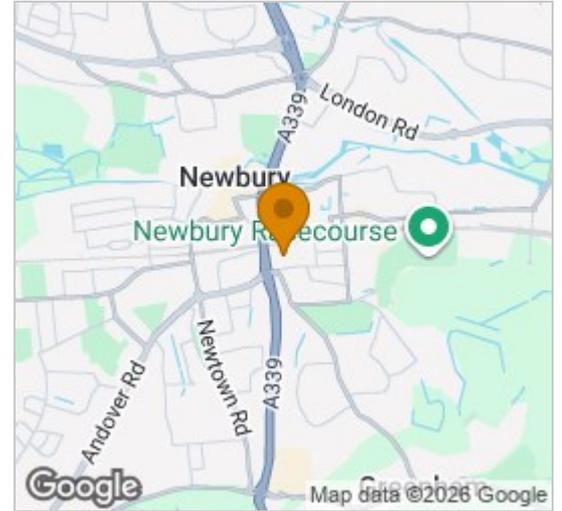
10 Harbury Court  
Newbury, Berkshire, RG14 7NQ  
£1,200 PCM



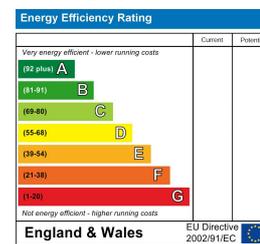
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

- B
- Allocated Parking Available
- Flat
- Unfurnished Property
- Econ 7
- Sorry, No Pets Allowed
- 2 Bedrooms
- 1 Receptions

Freshly decorated throughout, located in this popular development, within a few minutes walk of the town centre and Newbury mainline station is this well presented, two bedroom first floor apartment.

Accommodation comprises entrance hallway, bright living room, kitchen with new washer/dryer and existing freestanding fridge/freezer, one double bedroom one single bedroom and bathroom with shower over bath.

Externally the property offers allocated parking for 1 car and communal garden areas. Ideal location for commuters with great road links.

**\*\*AVAILABLE IMMEDIATELY\*\***

EPC: Band C.

COUNCIL TAX: Band C = £2,156.19 for 2025/26 - West Berks

ENERGY: Mains electric - Electric heating.

INTERNET & MOBILE: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk).



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

The Gate House, 90 Bartholomew Street, Newbury, Berkshire, RG14 5DY  
Tel: 01635 551911 Email: [mail@girardlettings.co.uk](mailto:mail@girardlettings.co.uk) [www.girardlettings.co.uk](http://www.girardlettings.co.uk)