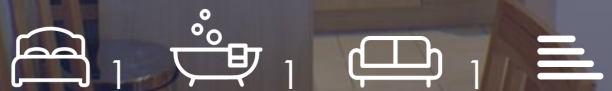
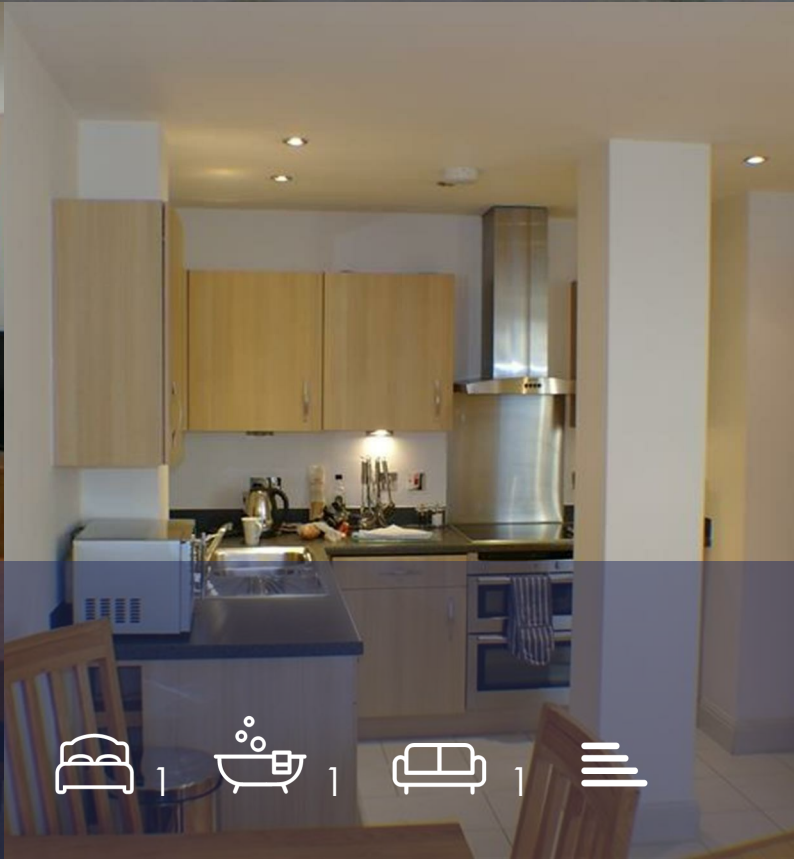




## 3 Pelican House

9-15 West Street, Newbury, RG14 1HL

£995 PCM



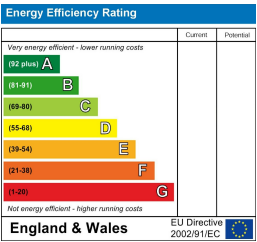
Floor Plan



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.

- Flat



**\*\*FULLY FURNISHED\*\***  
**\*\*SINGLE OCCUPANCY ONLY\*\***

Located in the heart of the town centre lies this high specification first floor, one bedroom apartment.

Accommodation comprises spacious entrance hall with storage cupboard, well fitted kitchen with appliances opening to living/dining area, single bedroom with built in wardrobes and shower room.

Located within this highly sought after town centre block this property is of high quality and benefits from allocated parking as well as internal lift.

AVAILABLE BEGINNING OF FEBRUARY  
**\*\*NO PETS DUE TO HEADLEASE\*\***

EPC: Band B.  
COUNCIL TAX: Band C = £2,038.23 for 2024/25  
ENERGY: Mains electric. Electric Heating throughout



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.

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