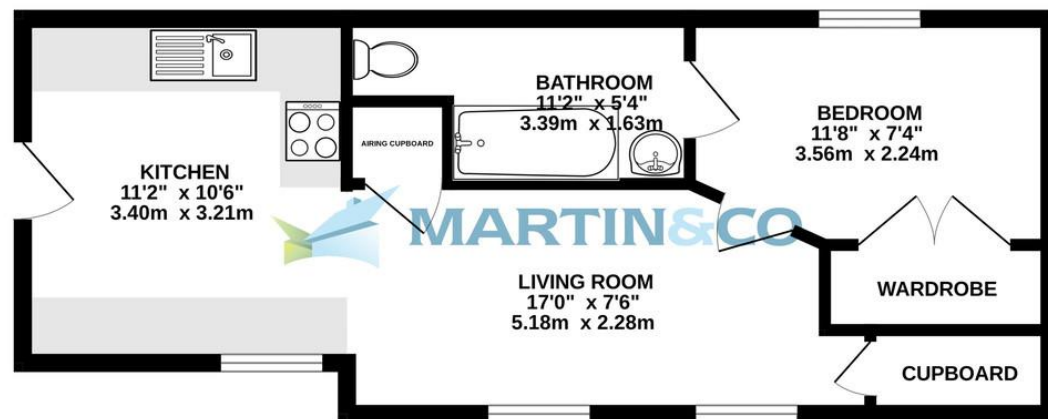


MARTIN & CO  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 410 sq.ft. (38.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TO LET



Martin & Co Basingstoke

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01256-859960

http://www.martinco.com



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Scotts Corner, The Harrow Way, RG22 4GA

1 Bedroom, 1 Bathroom, Apartment

£985 pcm





## The Harrow Way

Apartment,  
1 bedroom, 1 bathroom

£985 pcm

Date available: 18th April 2024

Deposit: £1,136

Furnished

Council Tax band: B

- One Bedroom
- Kitchen with Appliances
- Double Bedroom
- En-Suite Bathroom
- Large Lounge
- Allocated Parking

Located just off The Harrow Way, within walking distance of Brighton Hill shops and amenities, this one-bedroom apartment is offered to the market furnished. Comprising open plan living room, kitchen area with appliances, double bedroom with wardrobe and en-suite bathroom. The property has allocated parking for one car.

**KITCHEN** 9' 10" x 9' 8" (3.0m x 2.95m) Side aspect window, a range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring electric hob, washing machine, fridge, freezer and laminate floor.

**LIVING ROOM** 16' 6" x 8' 8" (5.05m x 2.65m) Side aspect windows, airing cupboard, storage cupboard, electric radiator and carpet.

**BEDROOM** 10' 7" x 8' 8" (3.25m x 2.66m) Side aspect

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



window, wardrobe, electric radiator and carpet. Door to the bathroom.

**BATHROOM** 10' 5" x 5' 10" (3.19m x 1.79m) Velux style window, bath with shower over, low-level WC, wash hand basin and towel radiator.

**OUTSIDE** There is allocated parking for one car.

**APPLICATIONS** A holding deposit equivalent to 1 weeks rent will be required to reserve the property while referencing checks are being carried out. With the tenants' consent this holding deposit will be refunded against the first month's rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy.

In accordance with the Tenant Fees Act applicants will be required to enter into the tenancy agreement no more than 15 days after paying the holding deposit. Failure to do so for any of the afore mentioned reasons may result in you losing your holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties.

### Pets

If a tenancy is agreed to include pets, an additional £25 per month in rent will be payable for the duration or the tenancy.

### Right to Rent Checks

By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/573057/6\\_193\\_HO\\_NH\\_Right-to-Rent-Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_193_HO_NH_Right-to-Rent-Guidance.pdf)

### Reference Checks and Credit Worthiness

All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs



least 2.5 x annual rent.

We will also carry out employment checks, affordability checks, previous landlord reference and proof of address history, usually up to 3 years.

### Documentation that will be required

Passport, driving licence, utility bill dated in the last 3 months (for proof of address) and payslips.

**MATERIAL INFORMATION** Rent: £985 per calendar month

Holding Deposit - Equivalent to 1 weeks' rent.

Council Tax Band - B

EPC Rating - C

Deposit: £1136

Minimum Tenancy Term: 12 Months