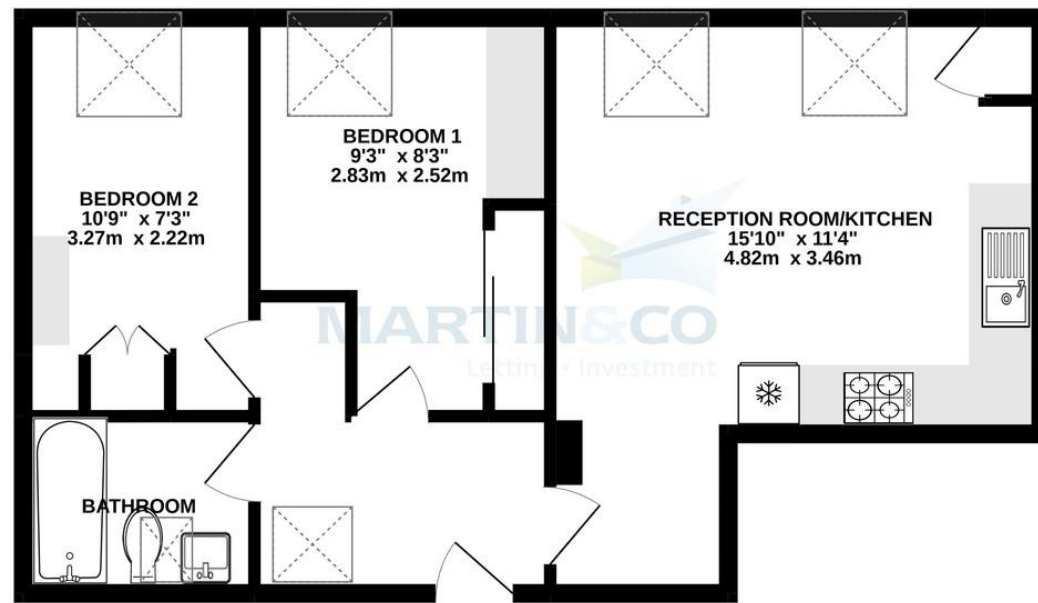


TOP FLOOR



TOTAL FLOOR AREA: 538sq.ft. (50.0 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

26 London Street • Basingstoke • RG21 7PG
T: 01256-859960 • E: basingstoke@martinco.com

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.



Wolverton Square, 15 -16 London Street, RG21 7BS

2 Bedrooms, 1 Bathroom, Apartment

£1,050 pcm





London Street

Apartment,
2 bedroom, 1 bathroom

£1,050 pcm

Date available: 7th June 2024

Deposit: £1,211

Unfurnished

Council Tax band: B

- Top Floor Apartment
- Two Double Bedrooms
- Kitchen with Appliances
- Well Presented
- Gas Central Heating
- Sorry No Parking

AVAILABLE WITH DEPOSIT FREE OPTION. A well-presented modern top-floor apartment, located at the Top of Town of Basingstoke town centre, located within walking distance of local shop and amenities. Comprising open plan living area, kitchenette with appliances, modern bathroom and two double bedrooms. Sorry there is no parking available

Security gate with intercom leading to communal path to apartments. The post boxes are located by gate. Door to block with stairs to apartment and lift.

FRONT DOOR TO

ENTRANCE HALL Skylight window, phone intercom.

RECEPTION ROOM/KITCHEN 15' 10" x 11' 4" (4.82m x 3.46m) Two Velux windows with fitted blinds and laminate flooring and radiator. In the kitchen area there is a range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring gas hob with extractor hood over, free standing fridge/freezer, washer/dryer,

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



dishwasher and tiled floor.

BEDROOM 1 9' 3" x 8' 3" (2.83m x 2.52m) Velux window with fitted blind, double wardrobe with fitted dressing table and shelving above. Carpet and radiator.

BEDROOM 2 10' 8" x 7' 3" (3.27m x 2.22m) Velux window with fitted blind, double wardrobe with fitted dressing table and shelving above. Carpet and radiator.

BATHROOM Bath with shower over and glass shower screen, low-level WC, wash hand basin with drawers under and mirror with lights. There are tiled flooring and walls. Skylight and chrome radiator.

PARKING Sorry there is no parking for this property.

DEPOSIT-FREE OPTION This property is available with a Deposit-Free option which means that instead of paying a traditional six weeks security deposit, you pay a fee of one week's rent + VAT to become a member of Flatfair (a deposit-free renting scheme) which significantly reduces the upfront costs. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damage. More details available at flatfair.co.uk

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

Sorry no pets are allowed at this property

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_1193_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 Applicants will need to provide proof of an income of at 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 Council Tax Band: B

EPC Rating C

Minimum Tenancy Term: 12 Months

Rent: £1050 per month

Deposit: £1211

sorry no parking