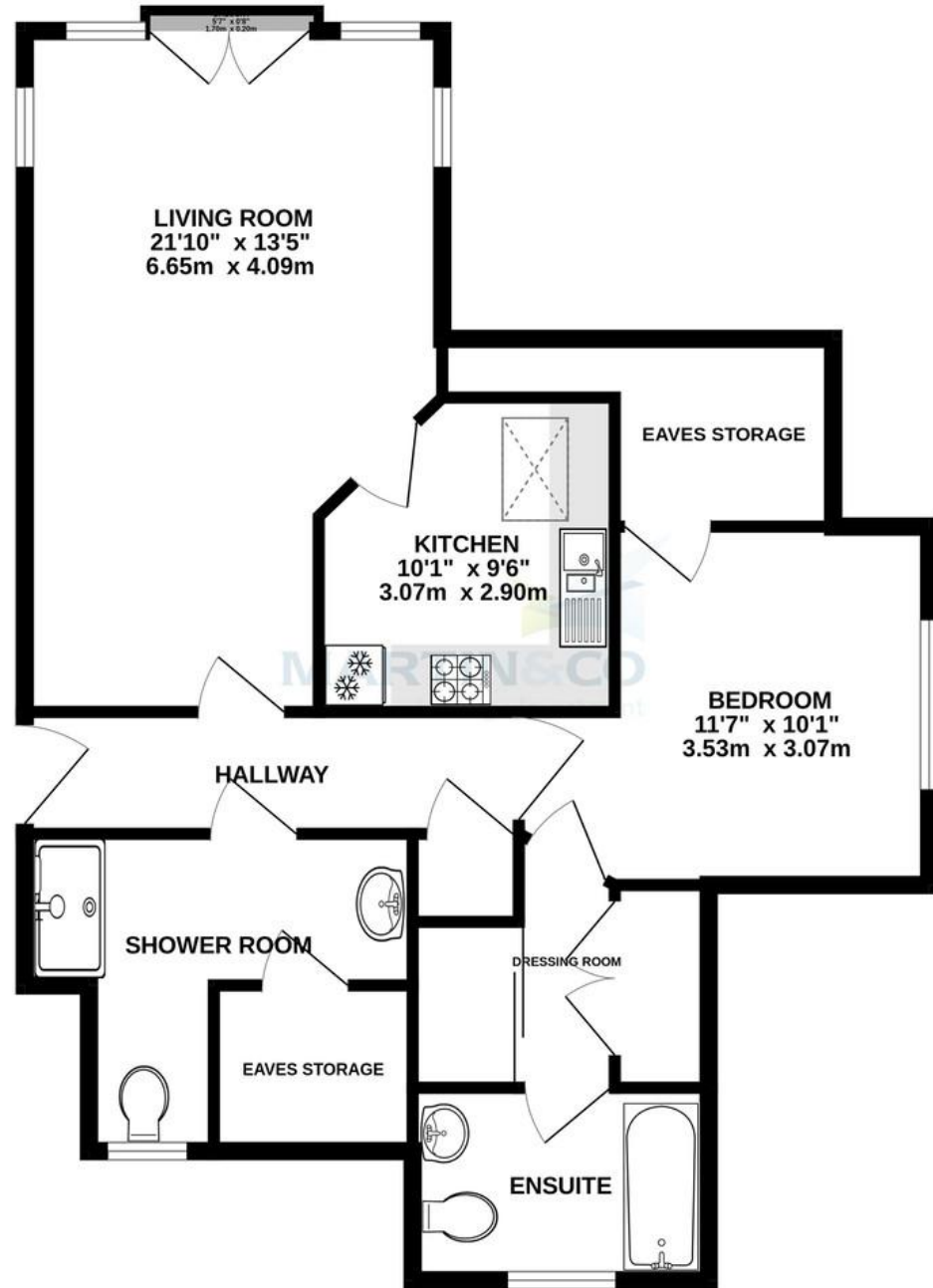


3RD FLOOR  
838 sq. ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.9 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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<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.



**Millennium Court**

**1 Bedroom, 2 Bathroom, Penthouse**

**£1,100 pcm**





## Millennium Court

Penthouse,  
1 bedroom, 2 bathroom

£1,100 pcm

Date available: 10th August 2024

Deposit: £1,269

Unfurnished

Council Tax band: C

- Large Top Floor Apartment
- Large Lounge
- Separate Kitchen
- En-Suite & Shower Room
- Gas Central Heating
- Allocated Parking

An extra large one-bedroom Penthouse apartment in this ever-popular T.A. Fisher-built development. There is a 21ft lounge /diner, a kitchen, an en-suite bathroom with a dressing room, and a separate shower room. The property has allocated parking and plenty of guest parking.

### COMMUNAL FRONT DOOR

Post boxes and stairs to 3rd floor (no lift)

FRONT DOOR TO Radiator, storage cupboard and intercom

LIVING ROOM 21' 9" x 13' 5" (6.65m x 4.09m) Double glazed Juliette balcony with windows on both sides and side aspect double glazed windows, two radiators, and door to kitchen.

KITCHEN 10' 0" x 9' 6" (3.07m x 2.90m) Velux window, 1 1/2 bowl stainless steel sink unit with single drainer, a matching range of eye and base level storage units with rolled edge work surfaces, integrated double oven, four ring gas hob with extractor hood over, free-standing fridge/freezer, washing machine, part-tiled, and vinyl flooring.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



BEDROOM 11' 6" x 10' 0" (3.53m x 3.07m) Double glazed window, radiator, door to walk in eaves storage, and door to the dressing room with two double wardrobes,

EN SUITE BATHROOM Double glazed frosted window, panelled enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, low-level W.C., half-walls and radiator.

SHOWER ROOM Enclosed shower cubicle, low-level WC, wash hand basin, radiator and deep eaves storage cupboard.

PARKING Allocated parking for 1 car plus visitor parking.

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.



### 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](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: C  
EPC C

Minimum Tenancy Term: 12 Months

Rent: £1,100

Deposit: £1,269

UNFURNISHED

The maximum number of occupants for the property is 2 people.

