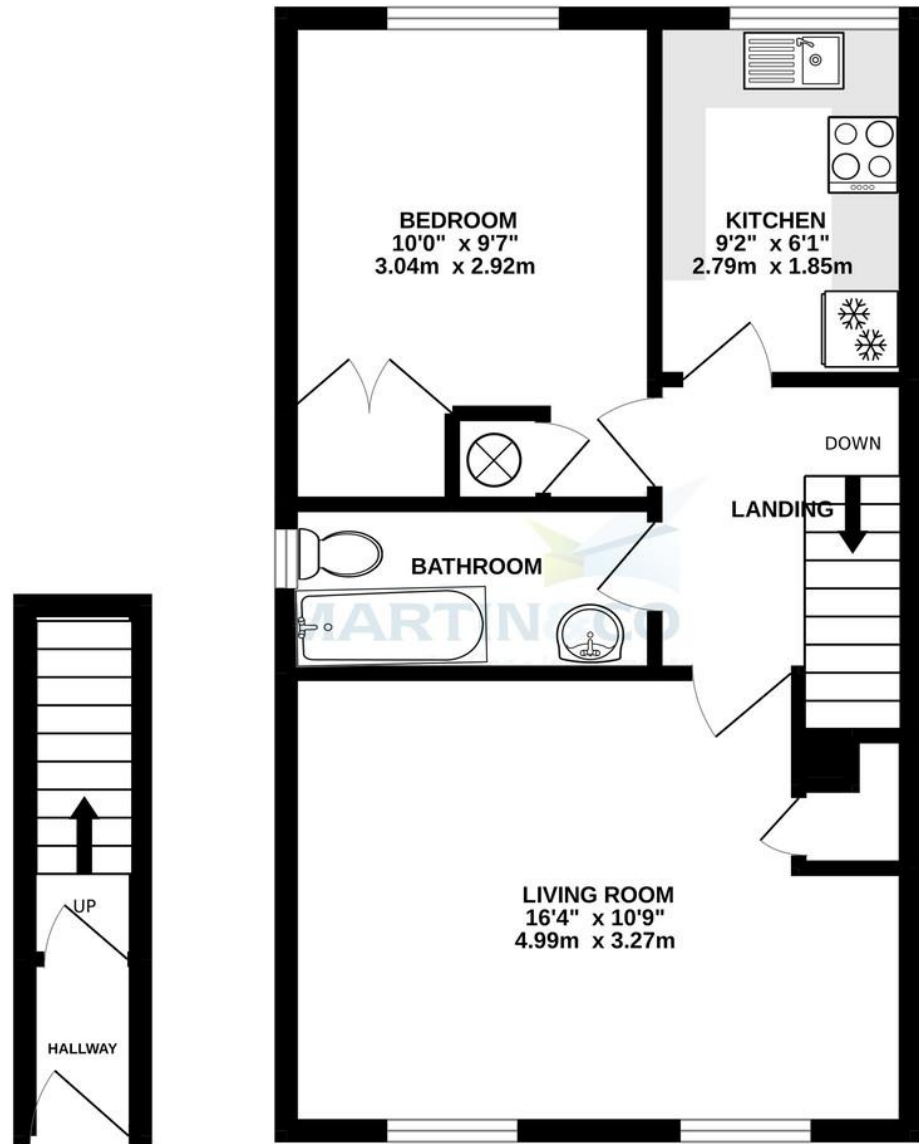


GROUND FLOOR
39 sq.ft. (3.6 sq.m.) approx.

FIRST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 481 sq.ft. (44.7 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



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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 for 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.



Black Dam

1 Bedroom, 1 Bathroom, Maisonette

£950 pcm





Black Dam

Maisonette,
1 bedroom, 1 bathroom

£950 pcm

Date available: Available Now

Deposit: £1,096

Unfurnished

Council Tax band: B

- First Floor Maisonette
- Double Bedroom
- Good Sized Lounge/Dining Room
- Modern Kitchen with Appliances
- Bathroom
- On Road Parking
- Redecorated Throughout

A good sized first floor Maisonette located in Black Dam, located close to local amenities and with easy access to the Town centre and motorway.

Comprising a good sized lounge/dining room, modern kitchen with appliances, double bedroom, bathroom and on-road parking.

ENTRANCE Carpet and stairs to first floor hall.

HALL Carpet, electric radiator and loft access.

LOUNGE/DINING ROOM 15' 8" x 10' 8" (4.79m x 3.27m) Front aspect windows, carpet, electric radiator and storage cupboard.

KITCHEN 9' 2" x 6' 1" (2.79m x 1.85m) Rear aspect window, a range of eye and base level storage units with rolled edge work surfaces and small breakfast bar, integrated oven, four ring electric hob with extractor hood over, fridge/freezer, washing machine and vinyl floor.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BEDROOM 9' 11" x 9' 3" (3.04m x 2.82m) Rear aspect window, carpet, electric radiator, double wardrobe and airing cupboard.

BATHROOM Side aspect window, bath with shower over, low-level WC, wash hand basin, towel radiator, and vinyl floor.

OUTSIDE Outside the property, there is ample on road 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

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

MAXIMUM Tenancy Term: 12 Months

Rent: £950 per month

Deposit: £1,096

Parking for 1 car