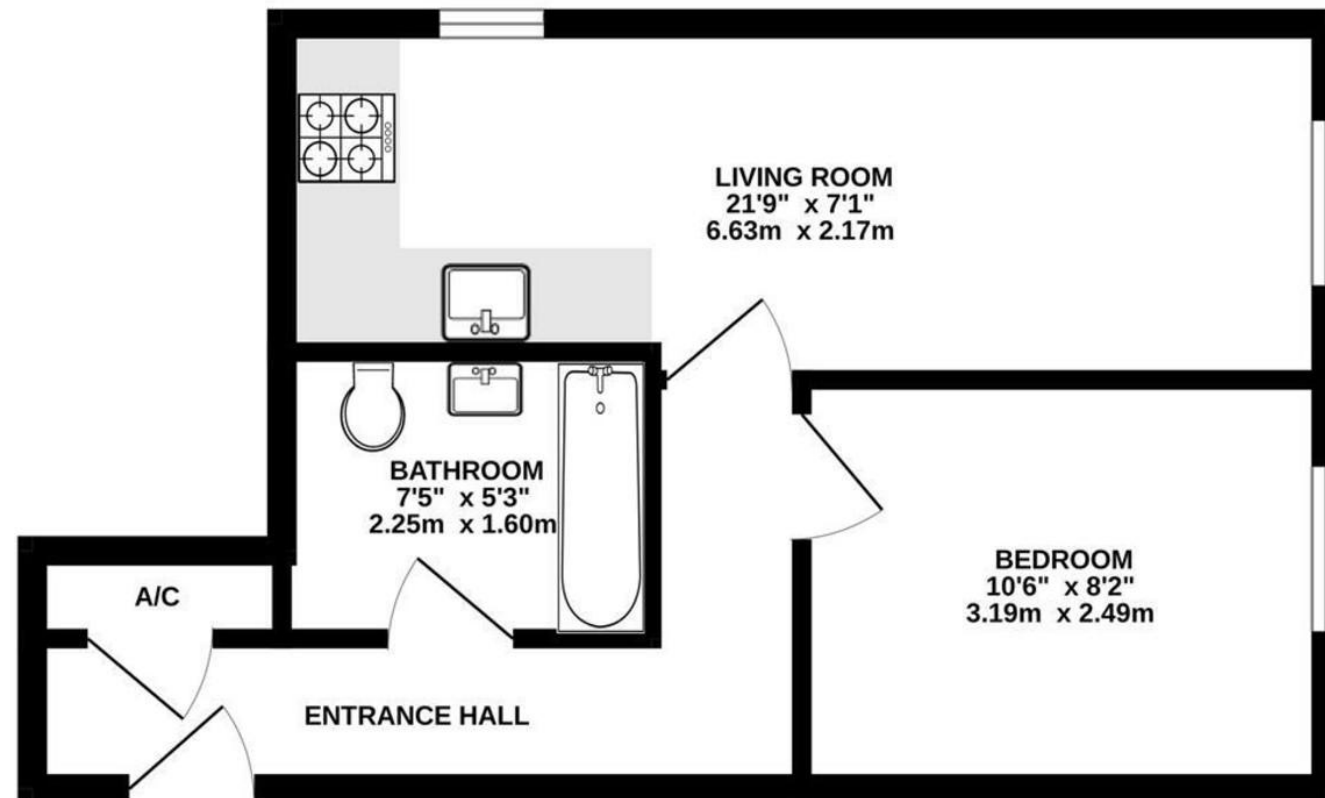


GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 342 sq.ft. (31.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.



Town Centre

1 Bedroom, 1 Bathroom, Apartment

£1,050 pcm





Town Centre

Apartment,
1 bedroom, 1 bathroom

£1,050 pcm

Date available: 5th May 2025

Deposit: £1,211

Furnished

Council Tax band: B

- Town Centre
- Open Plan Living Area
- Double Bedroom
- Underfloor Heating
- Modern Kitchen and Bathroom
- Furnished
- Ground Floor

A beautifully presented and furnished, one bedroom apartment located in Basingstoke town centre, just a short walk from the railway station. The property comprises one bedroom, bathroom and an open plan living room and kitchen. The property also benefits from underfloor heating and a secure entry system. This property has no allocated parking.

ENTRANCE HALL Laminate floor, security access phone, storage cupboard and underfloor heating.

LIVING ROOM 21' 9" x 7' 1" (6.63m x 2.17m) Side and rear aspect windows, laminate floor and underfloor heating.

KITCHEN AREA
A range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring electric hob, fridge, washing machine and laminate floor.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BEDROOM 10' 5" x 8' 2" (3.19m x 2.49m) Rear aspect window, carpet and underfloor heating.

BATHROOM 7' 4" x 5' 2" (2.25m x 1.60m) Bath with shower over, low-level WC, wash hand basin, towel radiator and laminate floor.

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.

KEY FACTS FOR RENTERS
Council Tax Band: B
Basingstoke and Deane
EPC Rating: B
Minimum Tenancy Term: 12 Months
FURNISHED
NO Parking