

1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 418 sq.ft. (38.8 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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**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.



**Town Centre**

**1 Bedroom, 1 Bathroom, Apartment**

**£925 pcm**





## Town Centre

Apartment,  
1 bedroom, 1 bathroom

£925 pcm

Date available: 17th June 2025

Deposit: £1,067

Unfurnished

Council Tax band: B

- Modern Kitchen with Appliances
- Good Size Lounge
- Modern Bathroom
- Double Bedroom
- Allocated Parking
- Town Centre Location

A first floor one bedroom flat situated within easy walking distance of the Town Centre and mainline railway station. The property is offered to be let unfurnished, there is allocated parking for one car. The property has a re-fitted kitchen  
**DEPOSIT FREE OPTION**

The flat is reached via a communal front door, shared with one other property, with stairs to a first floor landing

**ENTRANCE HALL** Doors to all rooms and airing cupboard.

**LIVING ROOM** 12' 8" x 12' 6" (3.86m x 3.80m) Two double glazed windows and electric radiator.

**RE-FITTED KITCHEN** 13' 1" x 5' 7" (4.01m x 1.71m) Double glazed window, stainless steel sink unit with single drainer with cupboard under, further range of matching cupboards and drawers, built in electric cooker, hob with extractor over, fridge/freezer, washing machine and part tiled walls.



**BATHROOM** Side aspect frosted window, panelled enclosed bath with mixer taps and shower attachment, vanity sink unit, low level W.C, tiled walls and chrome towel radiator.

**PARKING** Allocated parking space for 1 car to the rear of the property.

**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.

**DEPOSIT FREE OPTION** This property is available with a Deposit-Free option which means that instead of paying a traditional five 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

### MATERIAL INFORMATION

Council Tax Band: B

Basingstoke and Deane

EPC Rating: C

Minimum Tenancy Term: 12 Months FIXED TERM

UNFURNISHED

Allocated Parking