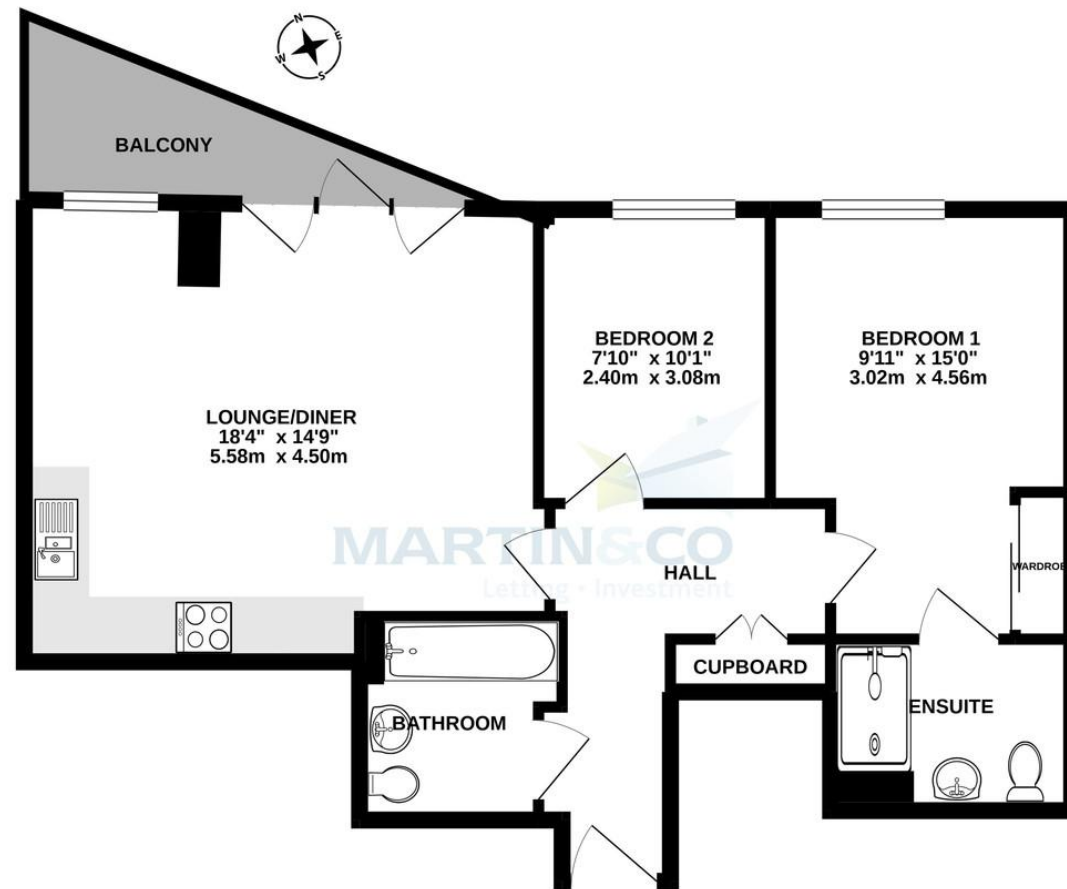


3RD FLOOR



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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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.



TO LET



Winterthur Way

2 Bedrooms, 2 Bathroom, Apartment

£1,250 pcm





Winterthur Way

Apartment,
2 bedroom, 2 bathroom

£1,250 pcm

Date available: 5th August 2025

Deposit: £1,442

Furnished

Council Tax band: C

- Two Double Bedrooms
- Furnished
- Good Size Living Room
- Bathroom and En-Suite Shower Room
- Balcony
- Parking for One Car

A good sized two bedroom apartment with a balcony and allocated parking. The property is located just a few minutes walk from the train station and is ideal for those who want a central location and easy access to the train station. The property has two bathrooms and a balcony. On entering the building you are met by a spacious communal entrance which has lifts & stairs to all floors and a seating area. When you enter the apartment, you will find a good sized hallway which leads to all rooms and there is wood effect laminate flooring. There is an open plan kitchen/living room which has double glazed doors leading onto a decked balcony. The kitchen area is well fitted and includes appliances including a dishwasher. There is wood effect laminate flooring. Outside there are communal grounds and allocated parking.

COMMUNAL DOOR TO

COMMUNAL ENTRANCE HALL Spacious entrance hallway with individual postboxes, sitting area, two lifts and stairs to all floor

FRONT DOOR TO

ENTRANCE HALL Smoke alarm, storage cupboard

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LOUNGE/KITCHEN 18'3 x 17'3 (5.6m x 5.3m) Front aspect double glazed window and matching double glazed window with doors to balcony. The lounge is furnished and has a sofa, TV, dining table, there is laminate flooring and storage heater. In the kitchen area there is 1 1/2 bowl stainless steel sink unit with mixer taps and single drainer with cupboard under, further range of units, washer/dryer, fridge/freezer, built in oven and hob.

BEDROOM 1 15' 0" x 10' 6" (4.56m x 3.2m) Front aspect double glazed window, electric heater and fitted wardrobe

EN SUITE SHOWER ROOM Enclosed shower cubicle, pedestal wash hand basin, low level WC, towel radiator, extractor fan and half tiled walls.

BEDROOM 2 10' 3" x 8' 1" (3.12m x 2.46m) Front aspect double glazed window and electric heater.

BATHROOM Panelled enclosed bath with mixer taps with shower attachment, pedestal wash hand basin, low level W.C and part tiled walls. There is an extractor and towel radiator.

PARKING Allocated parking for one car in the multi story car park.

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: C

Basingstoke and Deane

EPC Rating: B

Minimum Tenancy Term: 12 Months

FURNISHED

Allocated Parking for 1 Car

