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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**



**Churchill Place, Basingstoke**

**1 Bedroom, 1 Bathroom, Apartment**

**£1,150 pcm**

**MARTIN & CO**





## Churchill Place, Basingstoke

Apartment,  
1 bedroom, 1 bathroom

£1,150 pcm

Date available: 7th August 2025

Deposit: £1,326

Furnished

Council Tax band: B

- Furnished
- Kitchen with Appliances
- Double Bedroom with Built in Wardrobes
- Bathroom with Shower
- Underground Parking for One Car
- 24hr Concierge

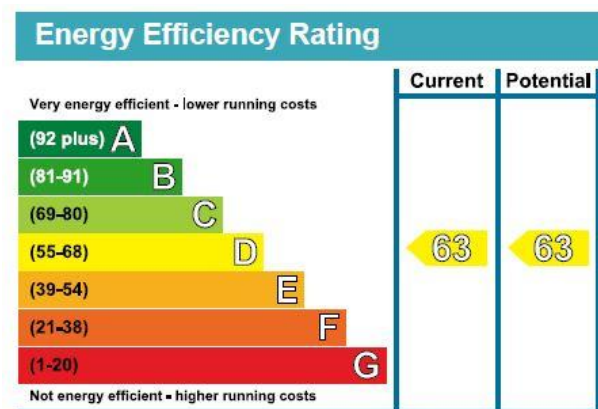
A furnished apartment which comes with underground parking. The property is located on the ground floor and the kitchen comes with a full size dishwasher and washer/dryer. The stunning development also boasts direct and private access for residents to the Festival Place and a 24hr Concierge.

HALL Laminate floor, security access phone and storage cupboard.

LIVING ROOM / KITCHEN 20' 4" x 14' 5" (6.2m x 4.4m)  
Side aspect window, electric radiator and laminate floor.

### KITCHEN AREA

A range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring electric hob with extractor over, fridge/freezer, dishwasher, washing machine and laminate floor.



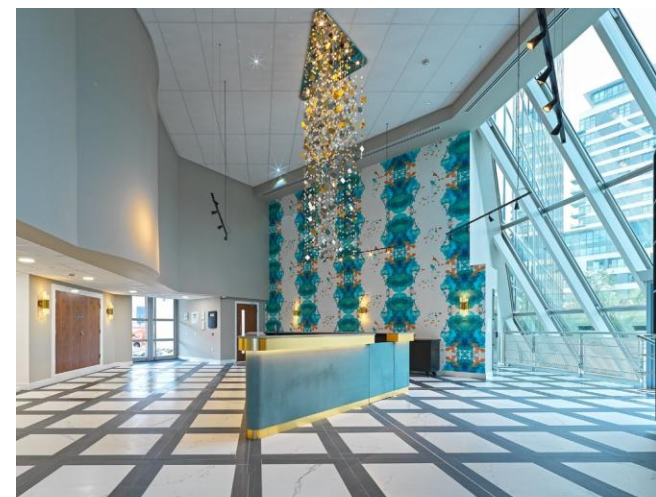
BEDROOM 10' 9" x 9' 10" (3.3m x 3.0m) Side aspect window, wardrobe, carpet and electric radiator.

BATHROOM 6' 10" x 5' 6" (2.1m x 1.7m) Bath with shower over, low-level WC, wash hand basin, towel radiator and tiled floor.

PARKING There is secure underground parking for 1 car.

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

### KEY FACTS FOR RENTERS

Council Tax Band: B

Basingstoke and Deane

EPC Rating: D

Minimum Tenancy Term: 12 Months

FURNISHED

Allocated Parking for 1 Car