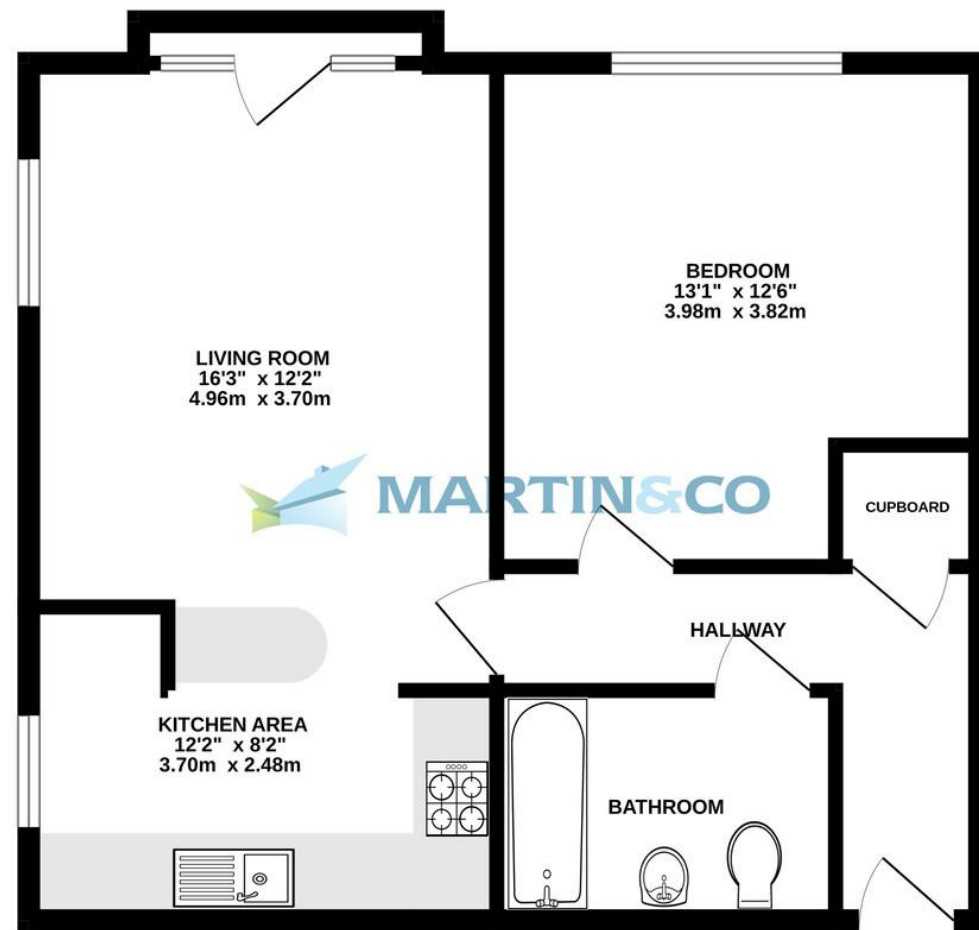


4TH FLOOR



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



Netherfield Place, Priestley Road, RG24 9AF

1 Bedroom, 1 Bathroom, Apartment

£1,000 pcm





Priestley Road

Apartment,
1 bedroom, 1 bathroom

£1,000 pcm

Date available: Available Now
Deposit: £1,153
Unfurnished
Council Tax band: B

- Spacious One Bedroom Apartment
- Open-Plan Kitchen with Breakfast Bar
- Next to Basingstoke Hospital
- Juliette Balcony
- Gas Central Heating
- Allocated Parking
- EPC rating of B

A well-sized one-bedroom apartment to rent on the fourth floor, located close to Basingstoke Hospital. Comprising double bedroom, kitchen with appliances, lounge/dining room with Juliette balcony, modern bathroom, lift access and allocated parking.

COMMUNAL FRONT DOOR Stairs and lift, there is an outside post-box

FRONT DOOR TO

ENTRANCE HALL Security access phone and storage cupboard.

LOUNGE/DINING ROOM 14' 5" x 12' 1" (4.4m x 3.7m) A bright dual-aspect living space with front and side-facing windows, plus a Juliet balcony bringing in plenty of natural light. Neutral carpet, gas radiator, and open access to the kitchen. Generous room size with space for both lounge and dining areas.

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



KITCHEN AREA 12' 1" x 5' 10" (3.7m x 1.8m) A bright and functional kitchen with a side-facing window for natural light. Fitted with a good range of wood-effect wall and base units, contrasting worktops, and tiled splashbacks. Appliances include a freestanding fridge/freezer and a washer/dryer, along with an integrated electric oven and four-ring gas hob with extractor hood above. The wall-mounted boiler is also located here. Finished with vinyl flooring and a useful breakfast bar area for informal dining or additional workspace.

BEDROOM 12' 2" x 10' 10" (3.72m x 3.31m) A well-proportioned double bedroom with rear aspect window allowing for natural light. Fitted with carpet, radiator, and multiple power points. The layout offers space for a double bed along with wardrobes or drawers.

BATHROOM Fitted with a white suite comprising a panel-enclosed bath with mixer tap and shower over, pedestal wash hand basin, and low-level WC. There's a wall-mounted mirrored cabinet for storage, radiator, and vinyl flooring. Tiled splashback around the bath area and shower.

PARKING Allocated parking for one 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

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 (and share code if required), 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

Allocated Parking for 1 Car

Sorry Not suitable for pets