

TOTAL APPROX. FLOOR AREA 474 SQ.FT. (44.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

£1,275 pcm





Winterthur Way

Apartment,
2 bedroom, 2 bathroom

£1,275 pcm

Date available: 22nd August 2025

Deposit: £1,471

Unfurnished

Council Tax band: C

- Unfurnished
- Two Bedrooms
- Open Plan Layout
- Kitchen with Dishwasher
- En-Suite Shower Room
- Parking for One Car
- Balcony

A well-presented two bedroom apartment, located in Winterthur way, just a short walk from the town centre and train station.

Comprising a large open plan living area with a balcony, kitchen with appliances, two bedrooms, bathroom and en-suite shower room, balcony and allocated parking.

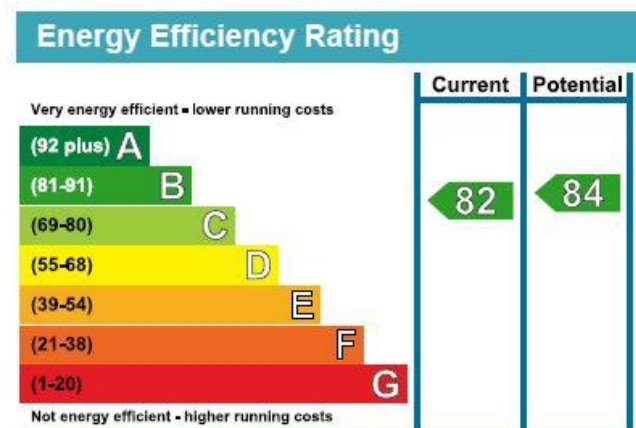
COMMUNAL DOOR TO

COMMUNAL ENTRANCE Spacious entrance hallway with individual post boxes, sitting area, two lifts and stairs to all floors.

FRONT DOOR TO

ENTRANCE HALL Storage cupboard, airing cupboard and laminate flooring.

RECEPTION ROOM 27' 11" x 9' 6" (8.5m x 2.9m) Open Plan kitchen area with 1 1/2 stainless steel unit with single drainer with single cupboard under. There is further range of matching cupboards and drawers. Built in electric oven, built in electric hob with extractor over, built in fridge/freezer, washing machine and slimline dishwasher. In the living area there is an electric storage heater, laminate flooring and doors to balcony.



BALCONY Small balcony area with decked area.

BEDROOM 1 12' 10" x 9' 6" (3.9m x 2.9m) Double glazed window, new ly fitted carpets and fitted wardrobes.

ENSUITE Enclosed shower cubicle, pedestal wash hand basin, low level W.C, part-tiled walls, extractor fan and towel radiator.

BEDROOM 2 12' 2" x 8' 2" (3.7m x 2.5m) Double glazed window and new ly fitted carpets

BATHROOM Panelled enclosed bath with shower over with glass shower screen, pedestal wash hand basin, low level W.C. There is a fitted mirror, laminate flooring, extractor fan and towel radiator.

PARKING Allocated parking in the multi story level 6.

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 FIXED TERM

UNFURNISHED

Allocated Parking for 1 Car

