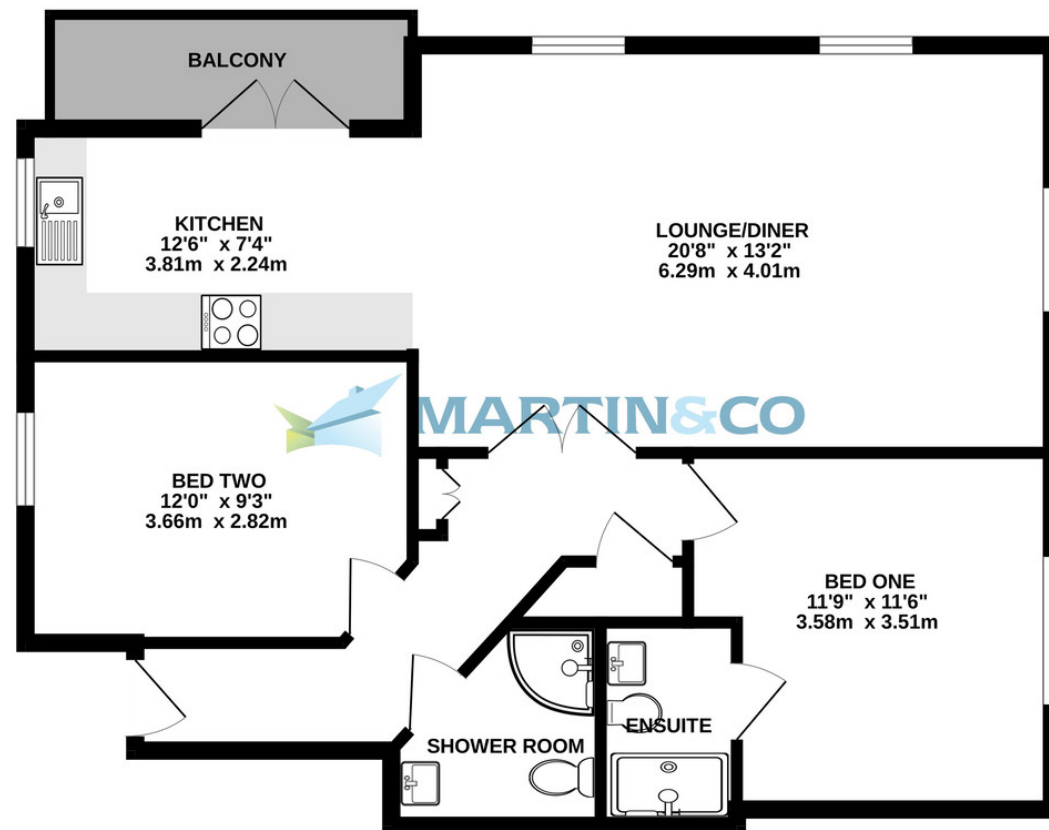


TOP FLOOR
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.1 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



Martin & Co Basingstoke

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01256-859960

<http://www.martinco.com>



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.



Edison House, 16 Winchester Road, Basingstoke, RG21 8UQ

2 Bedrooms, 2 Bathrooms, Apartment

£1,350 pcm





Town Centre

Apartment,
2 bedrooms, 2 bathrooms

£1,350 pcm

Date available: NOW
Deposit: £1,557
Unfurnished
Council Tax band: B

- Top Floor Penthouse Apartment
- Good Size Kitchen
- Dual Aspect Living Room
- En-Suite & Modern Bathroom
- Allocated Parking
- Far-Reaching Views Over Town and Countryside
- Town Centre Location

Modern Two Bedroom Top Floor Apartment with Balcony and Parking

A well-presented two double bedroom top floor apartment, located on the edge of Basingstoke town centre. Offered part-furnished, the property enjoys elevated views across the town and countryside, and is ideally situated within walking distance of the mainline railway station and Festival Place.

This bright and spacious apartment benefits from a dual-aspect lounge/diner, creating a generous and flexible living space with French doors opening onto a private glazed balcony. The open-plan kitchen features a full range of integrated appliances, including a dishwasher, washing machine, fridge/freezer, oven, and hob.

There are two double bedrooms, with the principal bedroom offering an en-suite shower room. A second modern shower room is accessed from the hallway.

COMMUNAL FRONT DOOR TO

COMMUNAL ENTRANCE Accessed via a communal area with both stairs and lift service (please note: the lift does not reach the top floor, which was added after the building's original construction).

FRONT DOOR TO

ENTRANCE HALL Storage and airing cupboard

LOUNGE/DINNER 20' 8" x 13' 2" (6.3m x 4.01m) A bright and spacious triple-aspect living area offering far-reaching views and excellent natural light throughout. Neutrally decorated and carpeted, the room provides a flexible space suitable for both living and dining arrangements. The lounge is open to the kitchen area, creating a sociable, open-plan layout.

KITCHEN 12' 6" x 7' 4" (3.81m x 2.24m) This modern and well-appointed kitchen is finished with sleek, handle-less wall and base units, providing excellent storage and a clean,

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



contemporary look. The tiled flooring and dual-aspect layout create a bright and airy feel, enhanced by a large side window and full-height glazed doors that open directly onto a private balcony. The kitchen includes a range of integrated appliances such as a fridge/freezer, electric oven and grill, ceramic hob with extractor, dishwasher, and washing machine. With generous worktop space and open flow into the main living area, this is a highly functional and sociable space, ideal for both everyday cooking and entertaining.

BEDROOM 1 11' 9" x 11' 6" (3.58m x 3.51m) A well-proportioned double bedroom with two rear-aspect windows offering rooftop views and plenty of natural light. The room is carpeted and neutrally decorated, creating a calm and comfortable space. There is ample room for a double bed and wardrobes, and the layout allows for a clean, uncluttered arrangement.

ENSUITE SHOWER ROOM A modern, fully tiled en-suite serving Bedroom 1, fitted with a generous glass-enclosed walk-in shower, wall-mounted basin with storage drawer beneath, and a concealed cistern WC. The room is finished with grey textured tiling, mirrored cabinet above the basin, and a heated towel rail. A smart, practical space designed with both comfort and style in mind.

BEDROOM 2 12' 0" x 9' 3" (3.66m x 2.82m) A second well-sized double bedroom with a rear-aspect window offering a pleasant outlook and good natural light. The room is neutrally decorated with a feature wall, carpeted flooring, and a practical layout that suits either use as a bedroom or a home office. There is ample floor space for a double bed and additional furnishings, making it ideal for guests, sharers, or working professionals.

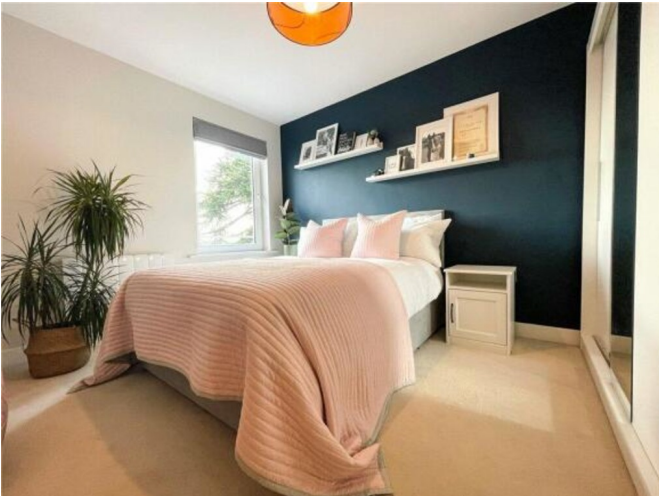
SHOWER ROOM A contemporary shower room finished in neutral tones and fitted with a corner shower enclosure, wall-mounted basin unit, and concealed cistern WC. Additional features include a mirrored cabinet, heated chrome towel rail, and tiled flooring.

PARKING The property includes one allocated parking space located within the residents' parking area. Additional visitor parking bays are also available on a first-come, first-served basis, offering convenient options for guests.

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

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: B
Basingstoke and Deane
EPC Rating: C
Minimum Tenancy Term: 12 Months
Allocated Parking

