

# TO LET



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.



**Churchill Place - Town Centre**

**1 Bedroom, 1 Bathroom, Apartment**

**£1,150 pcm**

**MARTIN&CO**



## Churchill Place - Town Centre

Apartment,  
1 bedroom, 1 bathroom

£1,150 pcm

Date available: Available Now

Deposit: £1,326

Unfurnished

Council Tax band: B

- 6th Floor Apartment
- Underground Parking
- Kitchen Area with Dishwasher
- Double Bedroom with Built in Wardrobe
- Luxury Bathroom
- Direct Access to Festival Place
- 24hr Concierge

A well presented, 6th floor, one bedroom, town centre apartment with secure underground allocated parking.

Comprising a double bedroom with built-in wardrobes, 20' lounge/dining room, kitchen area with appliances, including a dishwasher, luxury bathroom and allocated parking.

This development also includes high-speed internet, private walkway to Festival Place shopping centre, and 24hr concierge.

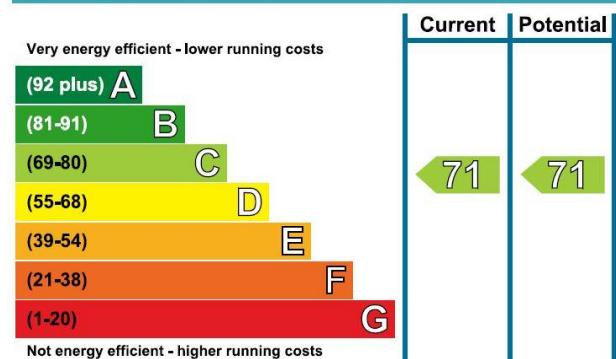
COMMUNAL ENTRANCE Impressive and spacious entrance hall, lifts to apartment and to the two parking spaces. The reception has a 24 hour concierge. There is a post room and door to communal grounds.

Hardwood veneered, solid core entrance door with spy hole

HALLWAY Wood effect flooring, video intercom entry system, down lights and door to airing cupboard.

AIRING CUPBOARD Wood effect flooring, hot water cylinder, fuse box

### Energy Efficiency Rating



LIVING ROOM/KITCHEN 20'0 x 14'3 (6.1m x 4.3m) Double glazed windows with fitted blinds, wood effect flooring, heater with individual control. The kitchen area has a full size fridge/freezer, integrated dishwasher, integrated washer/dryer, built in combination microwave oven. There is a stainless steel sink unit with cupboard under, further range of matching cupboards and drawers.

BEDROOM 11'1 x 10'3 (3.4m x 3.1m) Double glazed window with fitted blinds, double wardrobe, carpet and electric heater

BATHROOM Enclosed bath with mixer taps and shower attachment with glass shower screen, low level W.C and vanity sink unit, part-tiled walls and towel radiator.

PARKING Allocated parking for one car located under the building.

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: C

Minimum Tenancy Term: 12 Months

UNFURNISHED

Allocated Parking for One Car

