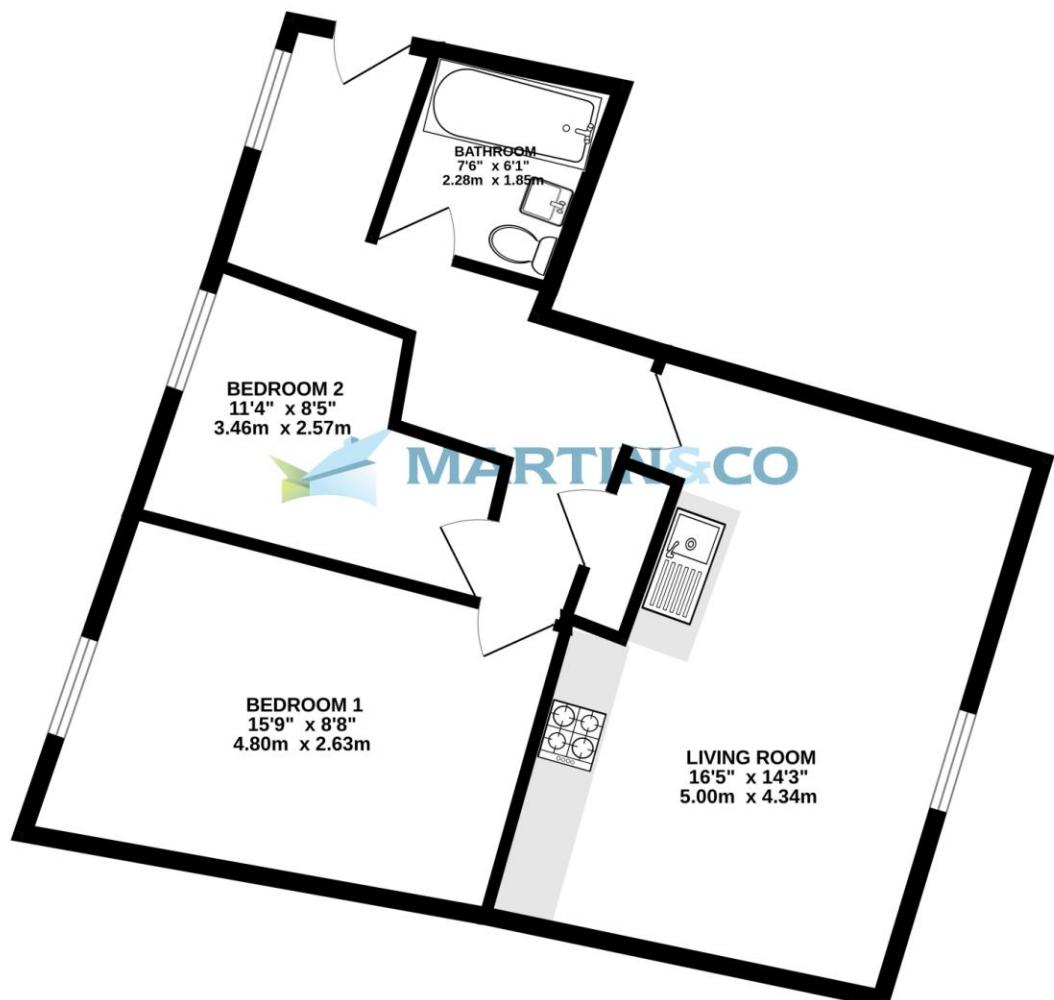


# TO LET



Whilst every attempt has been made to ensure the accuracy of the floor plan, we have no measurements of doors, windows, rooms and any other items. No representation is made as to 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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**Martin & Co Basingstoke**

26 London Street • Basingstoke • RG21 7PG  
T: 01256-859960 • E: [basingstoke@martinco.com](mailto:basingstoke@martinco.com)

**01256-859960**

**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.

**MARTIN&CO**



**Haymarket House, 20-24 Wote Street, Basingstoke, RG21 7NL**

**2 Bedrooms, 1 Bathroom, Apartment**

**£1,300 pcm**

**MARTIN&CO**



## Town Centre

Apartment,  
2 bedrooms, 1 bathroom

£1,350 pcm

Date available: Available Now

Deposit: £1,500

Unfurnished

Council Tax band: C

- Town Centre Apartment
- Two Double Bedrooms
- Large Living Room
- Kitchen Area with Appliances
- Modern Bathroom
- Communal Balcony
- NO PARKING with this property

A beautifully presented two bedroom modern apartment, located in Basingstoke town centre next to Festival Place Shopping centre, and just a short walk from the train station.

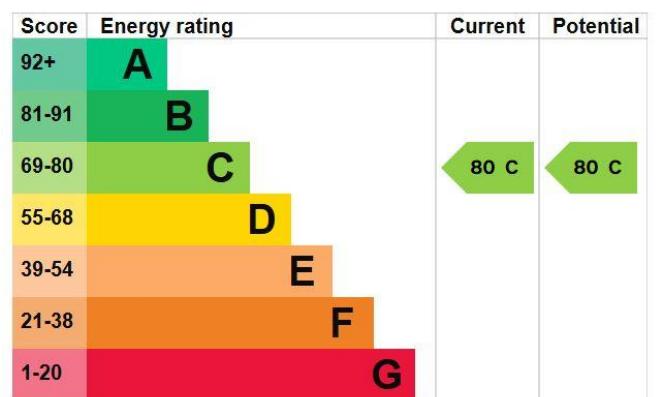
Comprising two double bedrooms, large open plan living area, kitchen with appliances and a modern bathroom.

The property also has gas central heating.

HALLWAY Larger than usual hallway, side aspect window, laminate flooring, security access phone and storage cupboard.

LIVING ROOM 16' 4" x 14' 2" (5.0m x 4.34m) Front aspect window, laminate flooring and radiator.

KITCHEN AREA A range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring gas hob with extractor hood over, washing machine, fridge/freezer and laminate flooring.



BEDROOM ONE 15' 8" x 8' 7" (4.8m x 2.63m) Side aspect window, laminate flooring and a radiator.

BEDROOM TWO 10' 8" x 9' 3" (3.27m x 2.83m) Side aspect window, radiator and laminate flooring.

BATHROOM 7' 5" x 6' 0" (2.28m x 1.85m) Bath with shower over, wash hand basin mounted in a vanity unit, low-level WC, towel radiator, tiled floor and fully tiled walls.

COMMUNAL ROOF TERRACE On the first floor of the building, there is a shared communal roof terrace.

### 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 aforementioned 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\\_N\\_H\\_Right-to-Rent-Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1193_HO_N_H_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: C

Minimum Tenancy Term: 12 Months

UNFURNISHED

NO PARKING

