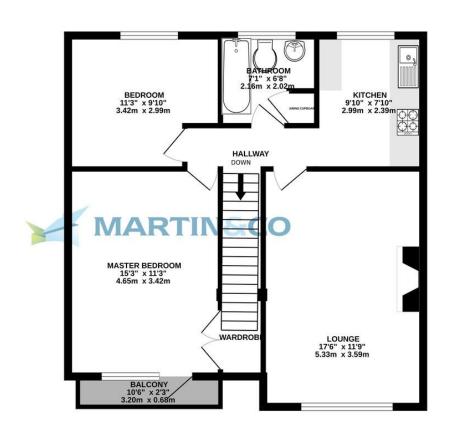
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FIRST FLOOR 673 sq.ft. (62.5 sq.m.) approx

TOTAL FLOOR AREA : 691 sq.ft. (64.2 sq.m.) approx de to ensure the accuracy of the floorpla other items are approximate and no re

**TO LET** 



Britten Road, Basingstoke

2 Bedrooms, 1 Bathroom, First Floor Maisonette

£1,125 pcm

Martin & Co Basingstoke 26 London Street • Basingstoke • RG21 7PG

01256-859960 T: 01256-859960 • E: basingstoke@martinco.com 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 jour ney particulars. They may however be available by separate negotiate n







## Britten Road, Basingstoke

First Floor Maisonette. 2 bedroom, 1 bathroom

£1,125 pcm

Date available: 4<sup>th</sup> September 2025 Deposit: £1,298 Unfurnished Council Tax band: B

- Two Double Bedrooms
- Kitchen with Appliances
- Bathroom
- Large Lounge/Living Room
- Small Balcony
- Enclosed Garden
- Garage in Separate Block

A well presented first floor two bedroom Maisonette, located in Brighton Hill.

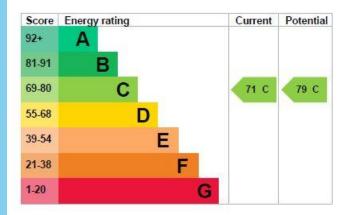
Comprising two double bedrooms, modern kitchen and bathroom, endosed garden, garage in a separate block and on road parking.

ENTRANCE Utility cupboard, carpet and stairs to the hall.

HALL Radiator, carpet and loft access.

LOUNGE/DINING ROOM 17' 7" x 11' 8" (5.36m x 3.56m) Front aspect window, carpet, radiator and feature fireplace with gas fire.

KITCHEN 9' 10" x 7' 11" (3.02m x 2.42m) Rear aspect window, a range of eye and base level storage units with rolled edge work surfaces, integrated double oven, four ring gas hob, washing machine, fridge/freezer, radiator and laminate floor.





BEDROOM ONE 15'5" x 11'4" (4.7m x 3.46m) Front aspect Right to Rent Checks window, door to the balcony, radiator, carpet and double wardrobe.

BEDROOM TWO 11'0" x10'10" (3.36m x3.32m) Rear aspect window, carpet and radiator.

BATHROOM Rear aspect window, bath with shower over, low-level WC, wash hand basin, laminate floor, radiator and airing cupboard.

GARDEN A small enclosed garden, mostly laid to lawn, accessed from the side path to the property.

GAR AGE 16'4" x8' 2" (5.0m x2.5m) Located in a separate block with up and over door.

APPLICATIONS A holding deposit equivalent to 1 weeks rent history, usually up to 3 years. will be required to reserve the property while referencing checks are being carried out. With the tenants' consent this Documentation that will be required Passport, driving licence, utility bill dated in the last 3 months holding deposit will be refunded against the first month's rent. The holding deposit can be retained if the applicant provides (for proof of address) and payslips. false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps MATERIAL INFORMATION to enter into the tenancy. Council Tax Band: B

In accordance with the Tenant Fees Act applicants will be required to enter into the tenancy agreement no more than 15 Minimum Tenancy Term 12 Months days after paying the holding deposit. Failure to do so for any UNFURNISHED of the afore mentioned reasons may result in you losing your Garage and On Road Parking holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties.



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

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

Basingstoke and Deane EPC RATING: C