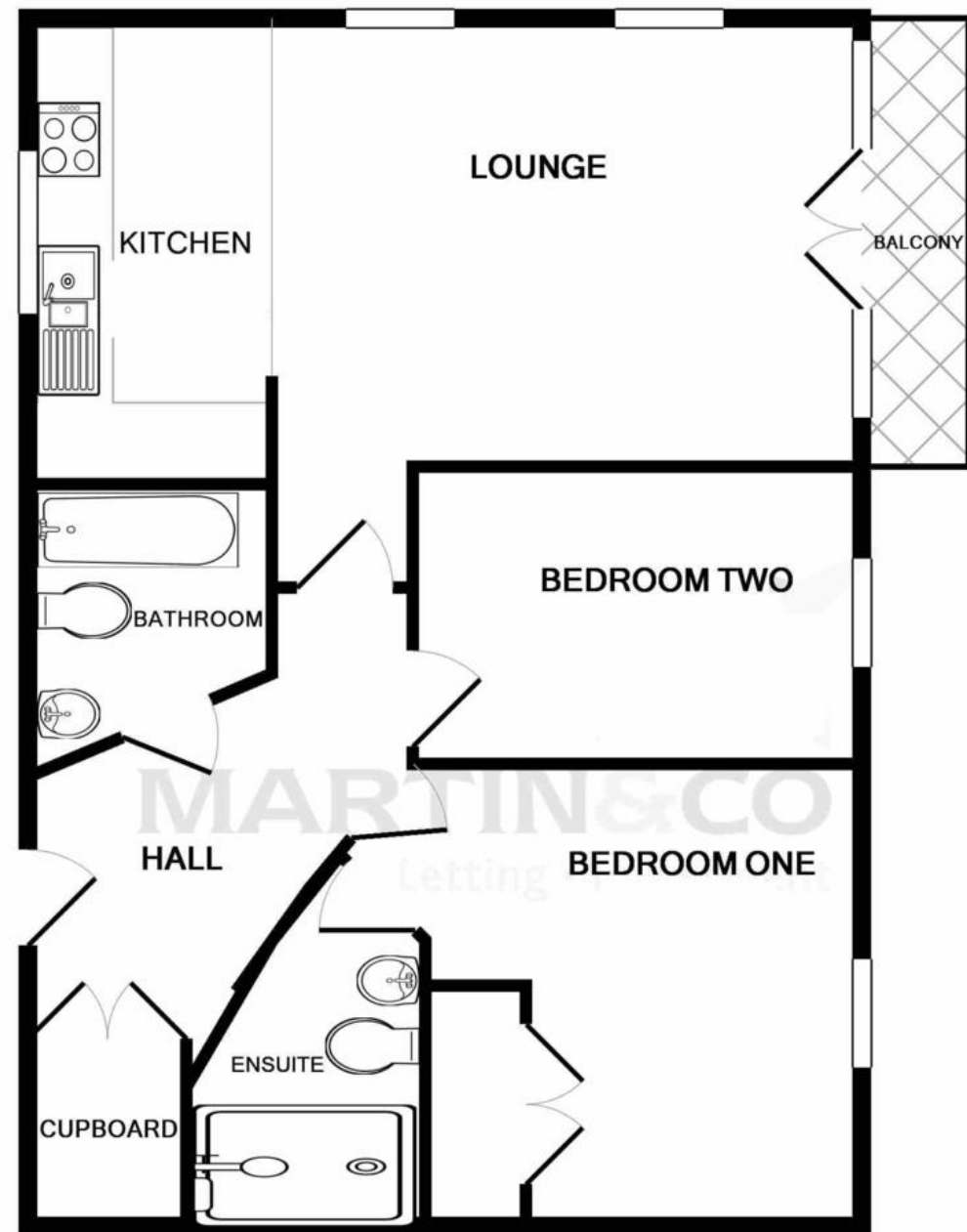




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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



Sinclair Drive, Basingstoke

2 Bedrooms, 2 Bathroom, Apartment

£1,300 pcm





Sinclair Drive, Basingstoke

Apartment,
2 bedroom, 2 bathroom

£1,300 pcm

Date available: 26th September 2026
Deposit: £1,500
Unfurnished
Council Tax band: C

- Two Bedrooms
- Bathroom and En-Suite
- Open Plan Living Room
- Allocated Parking
- Overlooking the Green
- Short Walk to Basingstoke Town Centre

A well-presented first floor apartment, located in Sinclair Drive, within walking distance of the town centre and train station.

Comprising two bedrooms, open plan living room with kitchenette, bathroom, en-suite shower room and allocated parking.

HALL Side aspect window, carpet, security access phone, radiator and two storage cupboards.

LOUNGE/DINING ROOM 21' 7" x 12' 5" (6.6m x 3.8m) Rear aspect windows, balcony, carpet and radiator.

KITCHEN AREA Front aspect window, 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 floor.

BEDROOM ONE 14' 9" x 9' 10" (4.5m x 3.0m) Rear aspect window, carpet, radiator and door to the en-suite.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



EN-SUITE SHOWER ROOM Double sized shower unit, low-level WC, wash hand basin, radiator and laminate floor.

BEDROOM TWO 11' 5" x 8' 6" (3.5m x 2.6m) Rear aspect window, carpet and radiator.

BATHROOM 6' 10" x 6' 2" (2.1m x 1.9m) Front aspect window, bath with shower over, low-level WC, wash hand basin, radiator and vinyl floor.

OUTSIDE To the front of the property there is allocated parking for 1 car.
To the rear of the property, there are views over a green and playing area.

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
UNFURNISHED
Allocated Parking for One Car