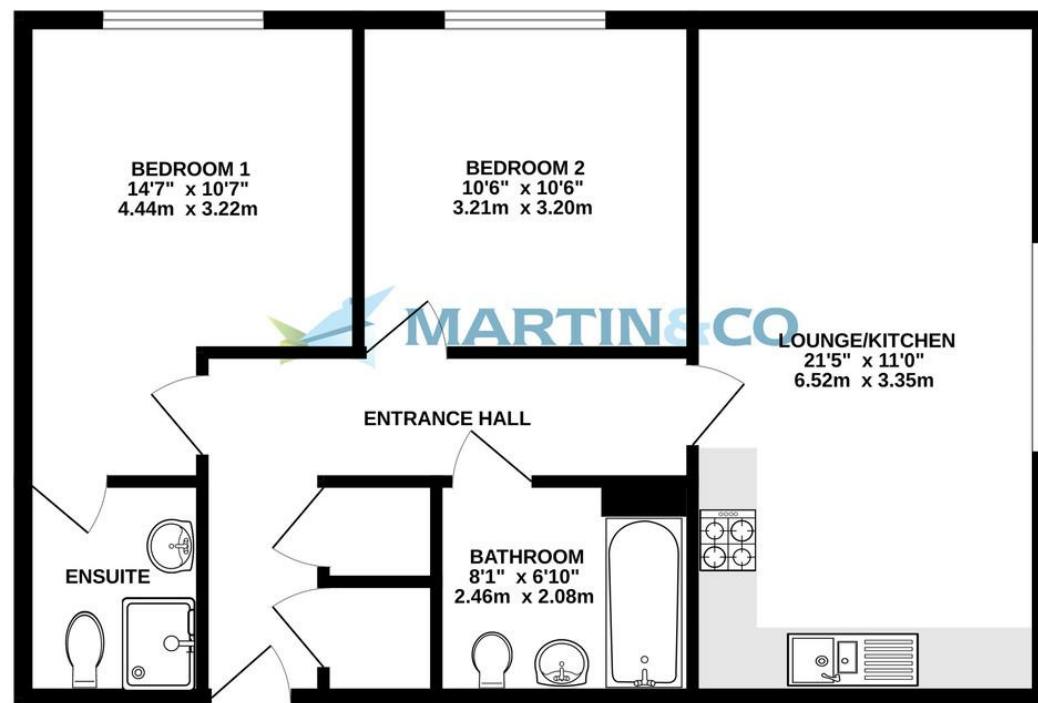


FIRST FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



FOR SALE



**Martin & Co Basingstoke**  
26 London Street • Basingstoke • RG21 7PG  
T: 01256-859960 • E: [basingstoke@martinco.com](mailto:basingstoke@martinco.com) <http://www.martinco.com>

**01256-859960**

**MARTIN&CO**

**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.



**Beech Court, Park Prewett Road, RG24 9ND**

**2 Bedrooms, 2 Bathrooms, Apartment**

**£1,200 pcm**

**MARTIN&CO**



## Limes Park

Apartment,  
2 bedrooms, 2 bathrooms

£1,200 pcm

Date available: 21st February 2026

Deposit: £1,384

Unfurnished

Council Tax band: C

- Freshly Painted Throughout
- To Be Professionally Cleaned
- Two Double Bedrooms
- En-Suite
- Gas Central Heating And Double Glazing
- Convenient Location For Amenities
- Good Access To Transport Links

Freshly painted and to be professionally cleaned, this well presented home offers two double bedrooms, a bright living area, and a modern kitchen and bathroom in neutral décor. Conveniently located for local amenities and transport links. Available and ready for occupation at the end of February.

### Location

Beech Court is situated to the North West of the town centre and offers good access to local schools and convenience shops. More extensive shopping is a short drive away at Chineham Shopping Centre and Festival Place. The A33, M3 and M4 are easily accessible along with the mainline railway to London Waterloo in 45 minutes. For the outdoor person there are country walks, golf courses, National Trust Properties, eateries, and pubs abound.

COMMUNAL FRONT DOOR Intercom and mailboxes. Communal Entrance, stairs to the first floor.

ENTRANCE HALL Doors to all rooms, airing cupboard housing shelving and boiler, large storage cupboard, telephone entry system, wall mounted thermostat, radiator.

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



**LOUNGE/KITCHEN** 21' 4" x 11' 0" (6.52m x 3.35m) Living Area A well-proportioned first floor living space with side aspect windows allowing for good natural light and a pleasant outlook. Carpeted flooring and radiator. The room has been freshly painted and the property will be professionally cleaned prior to a new tenancy.

### Kitchen

Fitted kitchen with a range of base and eye-level units providing good storage, complemented by square-edged worktops. One and a half bowl stainless steel sink with mixer tap and drainer. Integrated four-ring gas hob with oven below and extractor over. Integrated fridge/freezer and washing machine. Tiled flooring and radiator.

**BEDROOM 1** 14' 7" x 10' 7" (4.44m x 3.23m) A double bedroom with a double glazed window fitted with blind, allowing for good natural light. Carpeted flooring and radiator.

**ENSUITE** Modern fitted shower room comprising enclosed shower cubicle, pedestal wash hand basin and WC. Finished with neutral tiling and easy-to-maintain flooring.

**BEDROOM 2** 10' 6" x 10' 6" (3.2m x 3.2m) A good sized second bedroom with double glazed window, providing natural light. Carpeted flooring and neutral décor.

**BATHROOM** Panel enclosed bath with mixer tap, rainfall shower and glazed shower screen, low level W.C. with push flush, wash hand basin with mixer tap and mirrored cabinet above, wall mounted stainless steel heated towel rail, Porcelanosa ceramic full wall tiling, wood effect flooring, recessed ceiling spotlights, extractor fan.

**OUTSIDE** Allocated parking space and 6 visitors parking bays. Communal grounds.



**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\\_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

### MATERIAL INFORMATION

Council Tax Band: C

EPC Rating C

MAXIMUM Tenancy Term: 12 Months

Rent: £1200 per month

Deposit: £1384

Parking for 1 car