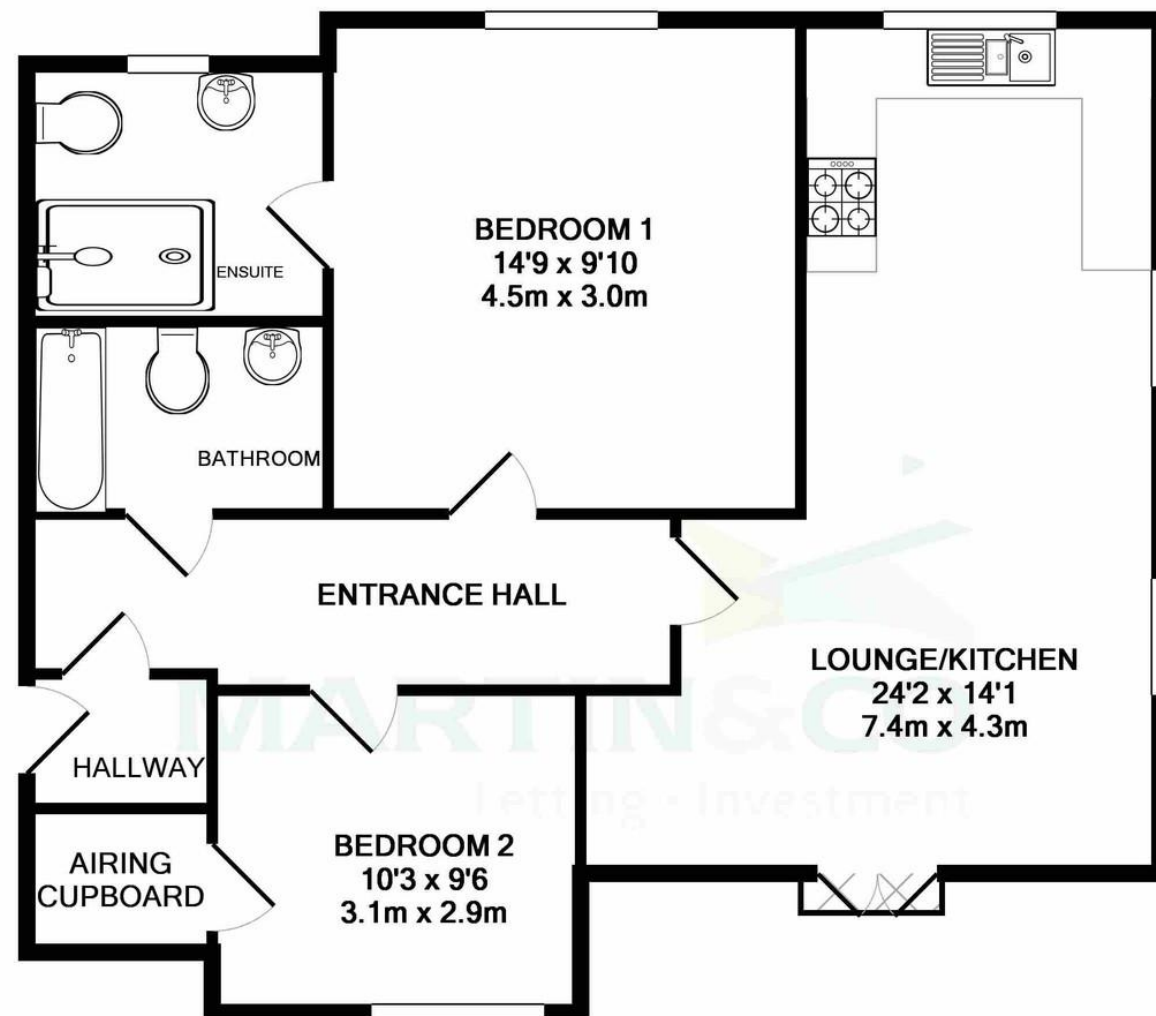




TOTAL APPROX. FLOOR AREA 817 SQ.FT. (75.9 SQ.M.)

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



Darlington Road

2 Bedrooms, 2 Bathroom, Apartment

£1,375 pcm





Darlington Road

Apartment,
2 bedroom, 2 bathroom

£1,375 pcm

Date available: 21st October 2026

Deposit: £1,586

Furnished

Council Tax band: C

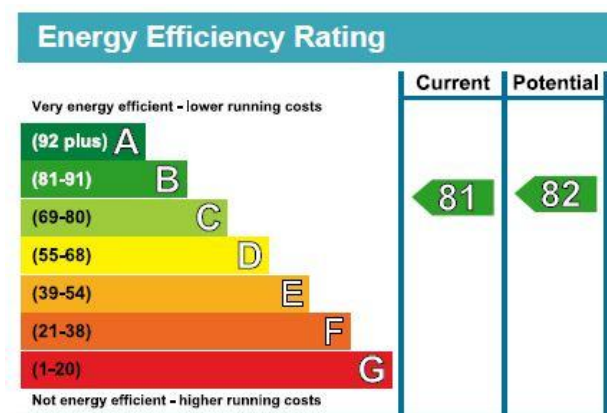
- Furnished to a High standard
- Two Double Bedrooms
- Large Open Plan Kitchen/Living Room
- En-suite Shower Room
- South facing Juliet Balcony
- Allocated Parking
- Quiet Location Close to Town Centre

An executive apartment furnished to a high standard and situated in a quiet location but within a short walk to Basingstoke town centre and train station. There is a large living room with an open plan kitchen, both the bedrooms are doubles and there is an en-suite. There are views over open playing fields. The property is furnished, and it has allocated parking and visitor parking.

HALLWAY Door to hallway

ENTRANCE HALL Laminate flooring and radiator.

LOUNGE/DINER 24'2 x 14'1 (7.4m x 4.3m) Triple aspect include including a Juliet balcony. In the kitchen area, there is a stainless-steel sink unit with mixer taps and single drainer with single cupboard under, further range of matching cupboards and drawers, matching cupboard housing wall mounted boiler. There is a built in electric cooker, built in gas hob with, a washing machine, fridge/freezer and microwave. In the living area there is laminate flooring, a radiator and quality furnishings.



BEDROOM 1 14'9 x 9'10 (4.5m x 3.0m) Rear aspect double glazed window with views over the playing fields. There is a radiator and laminate flooring

ENSUITE SHOWER ROOM Rear aspect double glazed window, large shower cubicle, low level W.C and pedestal wash hand basin. There is a radiator and part-tiled walls

BEDROOM 2 10'3 x 9'6 (3.1m x 2.9m) Front aspect double glazed window, radiator, laminate flooring and airing cupboard.

BATHROOM Panelled enclosed bath with glass shower screen with shower attachment over, pedestal wash hand basin and low level W.C, half tiled walls and radiator

PARKING Allocated space for one car plus visitor spaces.

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

Furnished

Parking for 1 Car

