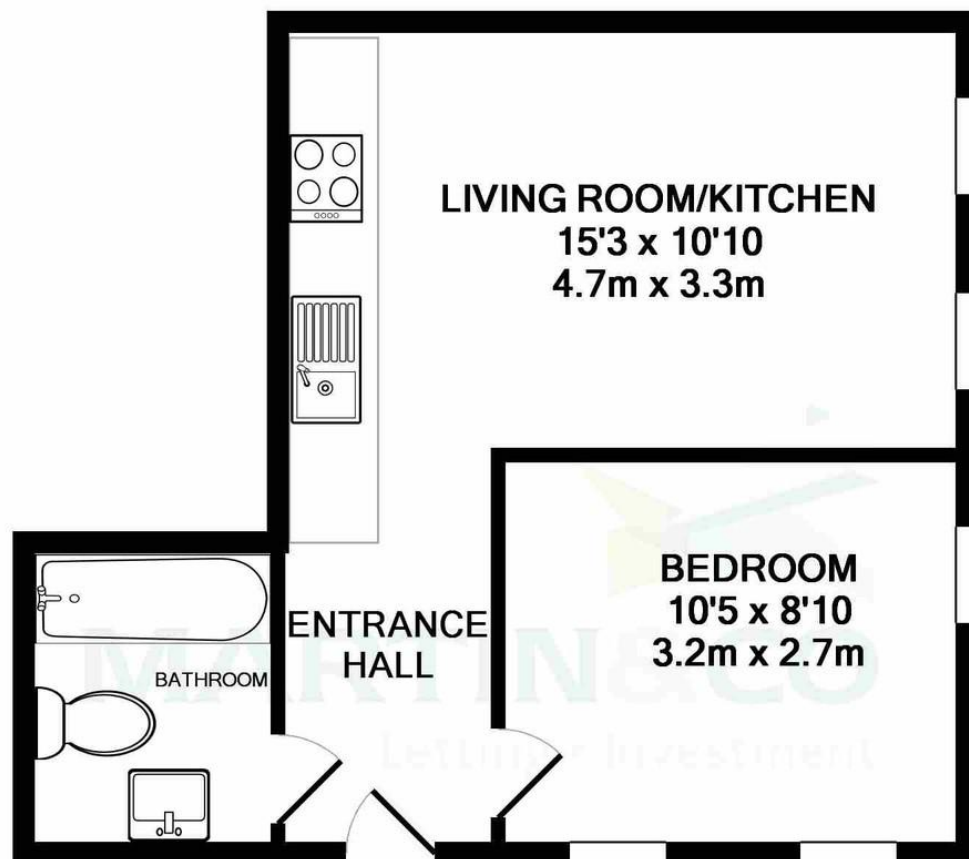




TOTAL APPROX. FLOOR AREA 321 SQ.FT. (29.8 SQ.M.)

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



Town Centre, Parking at Rear

1 Bedroom, 1 Bathroom, Ground Floor Apartment

£1,000 pcm





Town Centre, Parking at Rear

Ground Floor Apartment,
1 bedroom, 1 bathroom

£1,000 pcm

Date available: 4th November 2026

Deposit: £1,153

Unfurnished

Council Tax band: A

- Open Plan Kitchen/Living Room
- Kitchen with Appliances
- Modern Bathroom
- Double Bedroom
- Parking in Front of Property
- Council Tax Band A

Offered to a single professional person is this well-presented one-bedroom ground floor apartment located in Basingstoke town centre with allocated parking directly in front of the property. Comprising a large living room with a modern kitchen with appliances, a modern bathroom, double bedroom, Viewing is highly recommended

DOUBLE GLAZED FRONT DOOR TO

ENTRANCE HALL Electric heater, smoke alarm and laminate flooring

LIVING ROOM/KITCHEN 15'3 x 10'10 (4.7m x 3.3m) Living area has two side aspect double glazed windows, laminate flooring, electric heater and down lights. The kitchen has a stainless steel sink unit with single drainer and cupboard under, further range of matching cupboards and drawers, built in fridge with ice box, built in washer/dryer, built in electric oven and hob with extractor over. There are down lights and under cabinet lights.

Score	Energy rating	Current	Potentia
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



BEDROOM 10'5 x 8'10 (3.2m x 2.7m) Dual aspect double glazed windows, electric heater and laminate flooring

BATHROOM Bath with shower over and shower screen, vanity sink unit with cupboard over and mirror above, low level W.C, part-tiled walls, shaver point and towel radiator.

PARKING Allocated parking directly in front of the property.

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_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: A

Basingstoke and Deane

EPC Rating: D

UNFURNISHED

Parking for 1 car