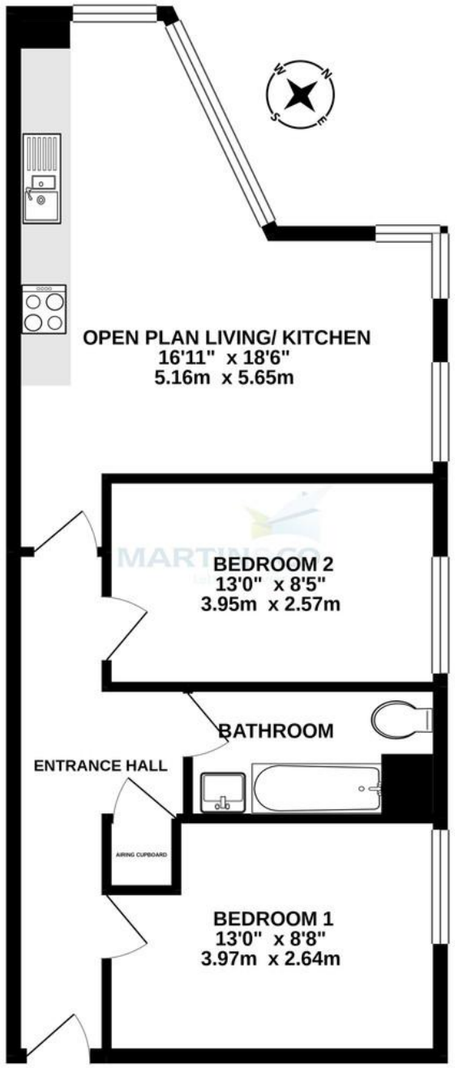
FREYA HOUSE
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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 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, seller(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.

The Property Ombudsman







Freya House, London Road, Old Basing, RG24 7JL

2 Bedrooms, 1 Bathroom, Apartment

£1,275 pcm



Old Basing

Apartment,
2 bedroom, 1 bathroom

£1,275 pcm

Date available: 9th January 2027
Deposit: £1,471
Part Furnished
Council Tax band: B

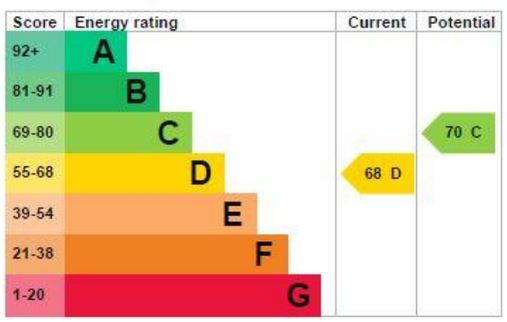
- Large Open Plan Living Room/Kitchen
- Kitchen with Built in Bosch Appliances
- Two Double Bedrooms
- Luxury Bathroom
- Underfloor Heating
- Allocated Parking
- Part-Furnished (No Bedroom Furniture)

Offered to the market is this luxury two bedroom first floor apartment situated in exclusive and private collection of only 24 ultra-modern apartments and suites in the enviable, semi-rural location of Old Basing. The property offers: under floor heating, two bedrooms, modern bathroom, modern kitchen, living area and allocated parking space.

COMMUNAL ENTRANCE Telephone entry system, stairs leading to the first floor, doors to all flats, door to apartment.

ENTRANCE HALL Doors to all rooms, telephone entry system, control for under floor heating, airing cupboard housing hot water cylinder and meters. There is a smoke alarm and down lights.

LIVING/KITCHEN 18' 6" x 16' 11" (5.650m x 5.167m) Range of both base and eye level units, squared-off worktop with inset stainless steel one and a half sink with mixer tap and drainer, four ring hob with eye level oven and extractor over, integrated Bosch washer/dryer Bosch dishwasher, and a Bosch fridge/freezer. There is under cabinet lighting. There are two full height windows. In the living area there are dual aspect windows, TV and telephone point, control for under floor heating, downlights and extra high ceilings. Laminate flooring.







BEDROOM 1 13' 0" x 8' 8" (4.0m x 2.6m) Side aspect window, control for under floor heating, TV and telephone point.

BEDROOM 2 13' 0" x 8' 5" (4.0m x 2.6m) Side aspect window, control for under floor heating, TV and telephone point.

BATHROOM Panel enclosed bath with mixer tap and shower over, low level W.C. with push flush, wash hand basin with cupboard under, part tiled surrounds, wall mounted stainless steel heated towel rail, extractor fan and downlights

ALLOCATED PARKING Space for one car, plus visitor parking

OUTSIDE There are bike racks and communal bin storage.

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: B
Basingstoke and Deane
EPC Rating: D
PART FURNISHED (No Bedroom Furniture)
Parking for 1 car



