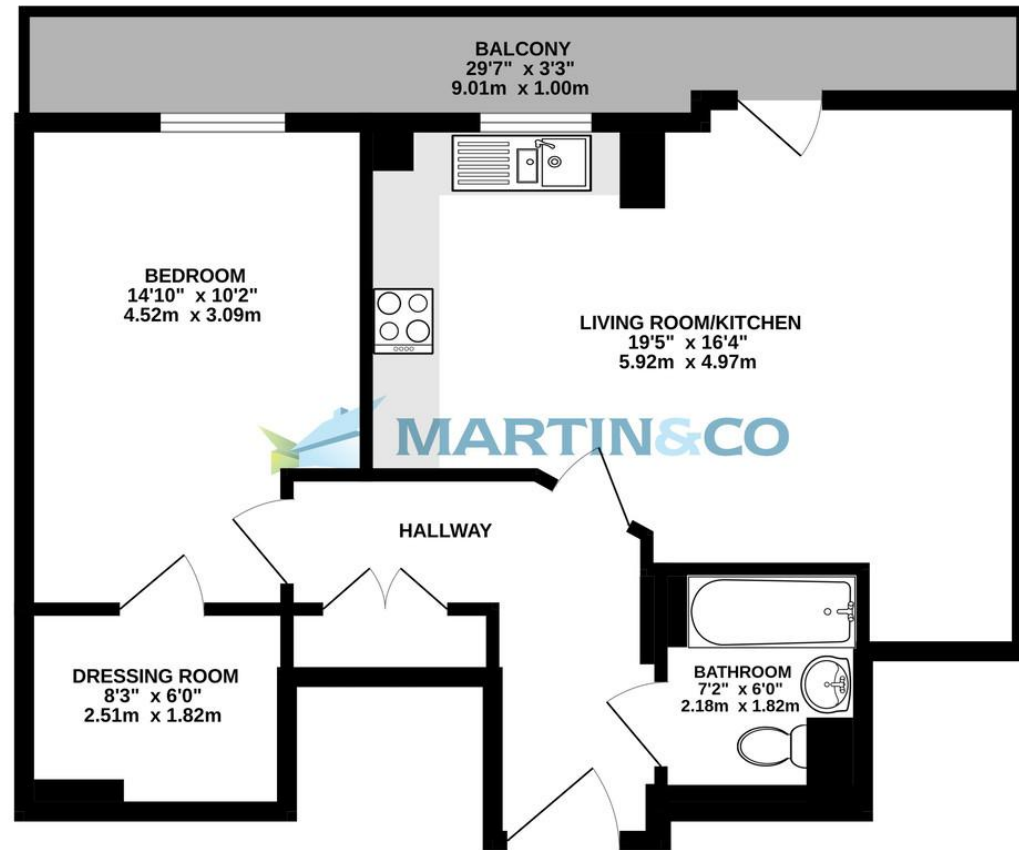


FIRST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 570 sq.ft. (53.0 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.
Made with Metropix ©2026



Martin & Co Basingstoke
26 London Street • Basingstoke • RG21 7PG
T: 01256-859960 • E: basingstoke@martinco.com

01256-859960

<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, 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

Winterthur Way, Basingstoke, RG21 7UQ

1 Bedroom, 1 Bathroom, Apartment

£1,050 pcm





Winterthur Way

Apartment,
1 bedroom, 1 bathroom

£1,050 pcm

Date available: Available Now

Deposit: £1,211

Unfurnished

Council Tax band: C

- Freshly Redecorated Throughout
- New Carpet in Bedroom
- Dressing Room
- Large Living Room
- Balcony
- Allocated Parking

Modern one bedroom apartment with open plan lounge/kitchen, fitted appliances including fridge/freezer, washing machine and slim dishwasher, plus access to a private balcony. Double bedroom with dressing room, modern bathroom, newly painted with new carpets, and allocated parking.

COMMUNAL DOOR TO

COMMUNAL ENTRANCE Mail box, two lifts and stairs. Front door to

ENTRANCE HALL Laminate floor, electric radiator, and airing cupboard with storage.

LIVING ROOM/KITCHEN 19' 5" x 16' 4" (5.92m x 4.98m) A well-proportioned open plan living space offering a bright and practical layout, ideal for both relaxing and entertaining. The room benefits from large windows and a door leading directly onto a private balcony, allowing for plenty of natural light and an airy feel throughout. The kitchen area is fitted with a range of modern wall and base units, along with integrated appliances including a fridge/freezer, washing machine, oven with hob and extractor, and a slimline dishwasher. Ample worktop space and storage make this a functional and easy-to-use kitchen. The living and dining area provides flexible space for both seating and dining arrangements,

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

with wood-effect flooring throughout for a clean and low-maintenance finish.

BALCONY A private balcony accessed directly from the living area, providing a useful outdoor space suitable

BEDROOM 14' 10" x 10' 2" (4.52m x 3.1m) A well-proportioned double bedroom, recently refreshed with new carpets and freshly painted throughout, giving a clean and modern feel. The room offers ample space for a double bed and additional bedroom furniture, with a window allowing for good natural light. Neutral décor and flooring

DRESSING ROOM 8' 3" x 6' 0" (2.51m x 1.83m) A useful additional space, ideal as a dressing room or walk-in wardrobe. Newly refreshed with fresh decoration and new carpet, providing a clean and practical area for storage.

BATHROOM A modern bathroom fitted with a white three-piece suite comprising a panelled bath with shower over and glass screen, pedestal wash hand basin, and WC. Finished with tiled walls and flooring, along with a heated towel rail.

PARKING Allocated parking the multi-storey.

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

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
Minimum Tenancy Term: 12 Months
UNFURNISHED
PARKING FOR ONE CAR

