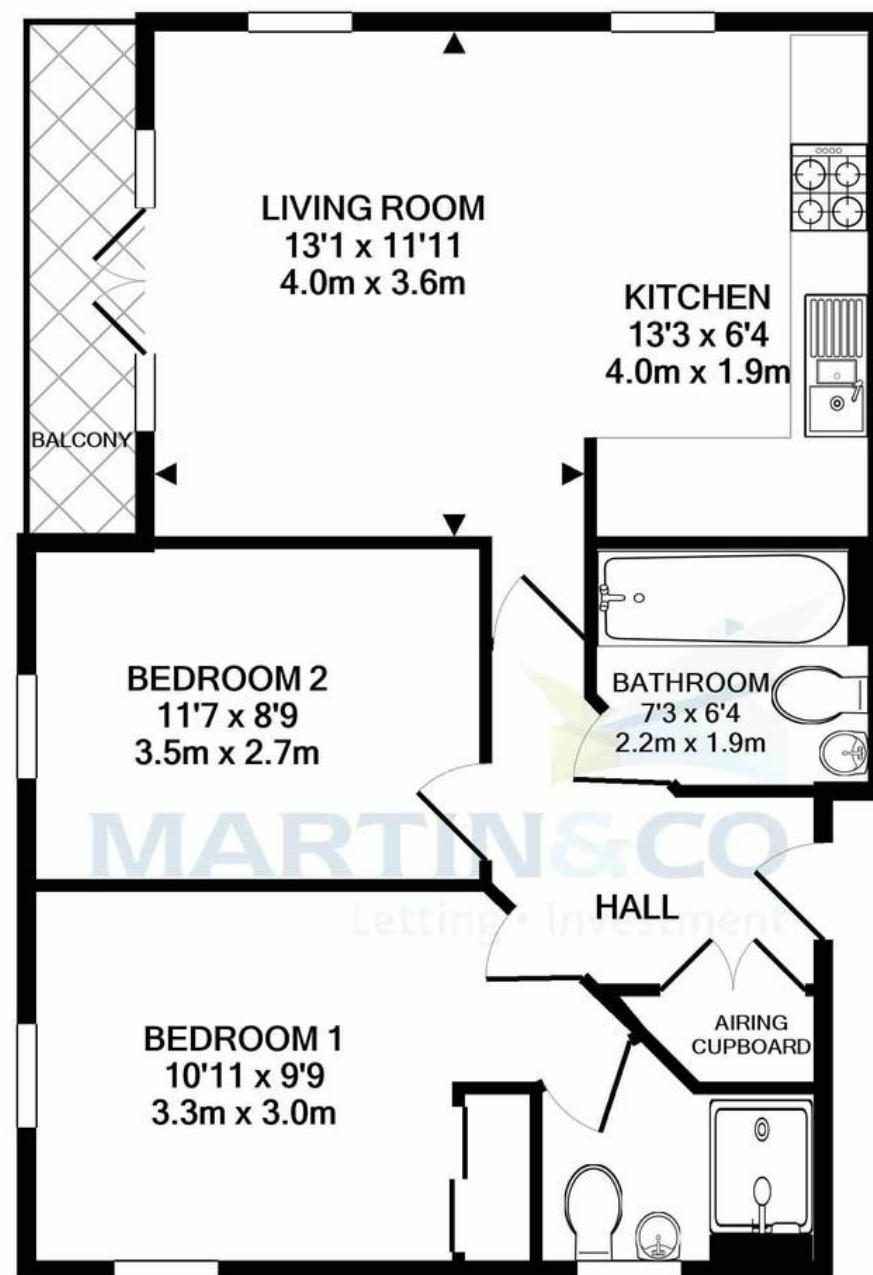




TOTAL APPROX. FLOOR AREA 624 SQ.FT. (58.0 SQ.M.)

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



Sinclair Drive, Basingstoke, RG21 6AE

2 Bedrooms, 2 Bathrooms, Apartment

£1,400 pcm





Sinclair Drive

Apartment,
2 bedrooms 2 bathrooms

£1,400 pcm

Date available: 21st November 2026
Deposit: £1,615
Furnished
Council Tax band: C

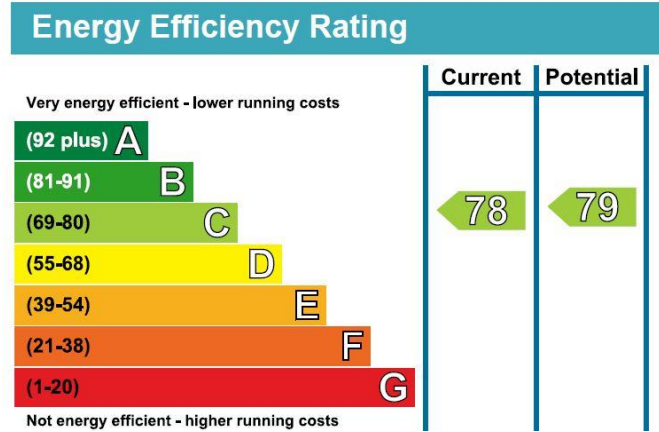
- Two Double Bedrooms
- En-Suite to Master Bedroom
- Open Plan Kitchen/Living Room
- Gas Central Heating
- Double Glazing
- Balcony
- Allocated Parking

A two double bedroom 2nd floor apartment which is offered furnished. The property has a bright and spacious open plan lounge/kitchen including a balcony, there is an en-suite, gas central heating and parking directly in front of the building. Ideal for those who want to be near the train station.

ENTRANCE HALL Security intercom, smoke detector, radiator, thermostat control for central heating and airing cupboard housing hot water tank and fuse box.

LIVING ROOM 13'1 x 11'11 (4m x 3.6m) Dual aspect double glazed window and matching double glazed French doors to balcony, there are two radiators.

KITCHEN 13'3 x 6'4 (4.0m x 1.9m) Side aspect double glazed window, 1 1/2 bowl stainless steel sink unit with mixer taps and single drainer with cupboard under, a further range of matching cupboards and draws and built in fridge/freezer. There is a built in electric oven with gas hob and extractor over, slimline dishwasher and cupboard housing gas boiler.



BEDROOM 1 10'11 x 9'9 (3.3m x 3.0m) Dual aspect double glazed windows, double built in wardrobe and two radiators.

EN SUITE SHOWER ROOM Side aspect double glazed frosted window, three piece suite of shower cubicle with tiled surround, pedestal wash hand basin, low level W.C, extractor fan and radiator.

BEDROOM 2 11'7 x 8'9 (3.5m x 2.7m) Double glazed window and radiator.

BATHROOM Bath with retractable shower screen, pedestal wash hand basin, low level W.C, part tiled walls, radiator and extractor fan.

PARKING Allocated parking for one car.

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: C
Minimum Tenancy Term: 12 Months
FURNISHED
Allocated Parking

