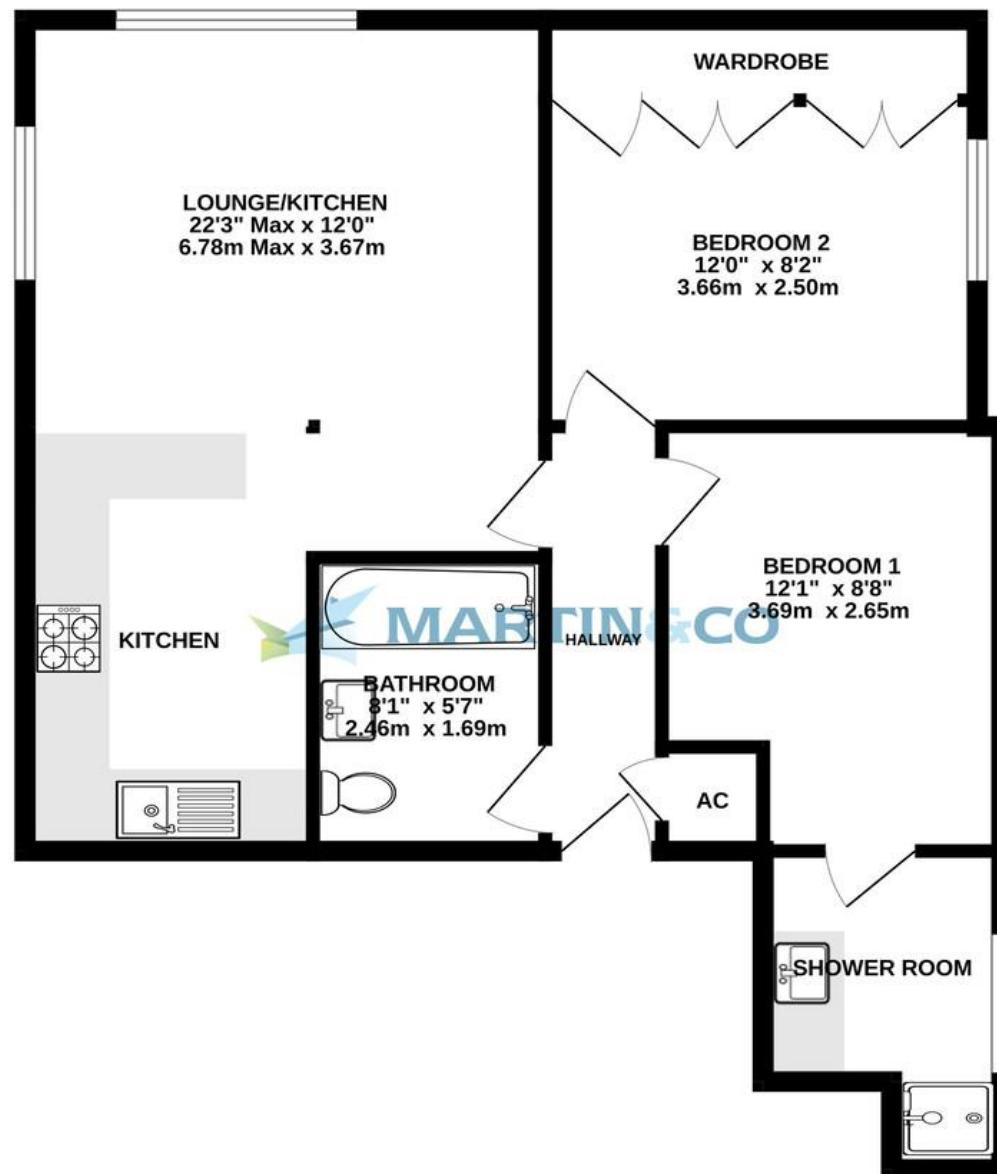


693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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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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



Hazebrouck Court, Glebe Lane, Worting, RG23 8QA

2 Bedrooms, 2 Bathrooms, Apartment

£1295 pcm

MARTIN&CO



Worting

Apartment,
2 bedrooms, 2 bathrooms

£1295 pcm

Date available: Available Now

Deposit: £1,494

Unfurnished

Council Tax band: C

- Freshly Redecorated Throughout
- New Carpets
- Two Double Bedrooms
- En Suite Shower To Main Bedroom
- Open Plan Kitchen With Breakfast Bar
- Allocated Parking For One Car
- Use Of Communal Garden

Freshly redecorated two double bedroom apartment on a quiet private road. Main bedroom with en-suite shower. Modern bathroom, open plan kitchen with breakfast bar, plus allocated parking and use of a communal garden. The property has also had newly fitted carpets. Available now

COMMUNAL FRONT DOOR Stairs to first floor

ENTRANCE HALL The apartment is entered via a solid timber front door into a central entrance hallway, finished in light neutral décor with new fitted carpet throughout. The space is practical and well laid out, with doors leading to all principal rooms and no wasted circulation space.

There is a useful airing cupboard housing the hot water cylinder, providing practical storage for linen and everyday household items.

Additional features include a secure entry system and radiator, helping the apartment feel warm and well balanced from the moment you enter.

LOUNGE/KITCHEN 22' 3" x 12' 0" Max (6.78m x 3.66m) The main living space is a well-proportioned open-plan lounge kitchen, arranged to give clear distinction between the living and cooking areas while remaining open and sociable. The lounge benefits from new fitted carpet, neutral décor, and two windows that allow plenty of natural light into the room.

The layout comfortably accommodates a seating area and space for a small dining table, making it practical for everyday living rather than feeling overly compact or kitchen-led.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 74 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



The kitchen is fitted with a range of wall and base units with tiled work surfaces and splashbacks. Appliances include an oven with four-ring gas hob and extractor, sink with drainer, and an undercabinet fridge with ice box. A breakfast bar provides additional preparation space and a natural divide between the kitchen and living area.

BEDROOM 1 12' 1" x 8' 8" (3.68m x 2.64m) Bedroom One is finished in neutral décor with new fitted carpet, radiator.

ENSUITE SHOWER ROOM The en suite is fitted with a shower cubicle, wash hand basin set into a vanity unit, and fully tiled walls. A washing machine is included, neatly positioned within the room, along with a radiator.

BEDROOM 2 12' 0" x 8' 2" (3.66m x 2.49m) Bedroom Two is a double bedroom finished in neutral décor with fitted carpet. A full wall of built-in wardrobes with mirrored doors provides excellent storage without taking up floor space. The room easily accommodates a double bed and additional furniture, making it suitable as a second bedroom, guest room, or home office. A radiator completes the space.

BATHROOM The main bathroom is fitted with a white suite comprising a panelled bath with shower over, wash hand basin, and WC. The walls are finished with part tiling, complemented by tiled flooring. A chrome towel radiator provides heating, and the layout is practical and easy to maintain.

FRONT The apartment forms part of a small, well-maintained development set back on a quiet private road, giving a more settled feel than a typical roadside block.

There is allocated parking for one car, located to the left of the building.

COMMUNAL GARDENS The property also benefits from use of a well kept communal garden, mainly laid to lawn with established hedging, providing a pleasant shared outdoor space to the rear of the building.

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 above 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 (or proof of address) and pay slips.

KEY FACTS FOR RENTERS

Council Tax Band: C
Basingstoke and Deane
EPC Rating: C
Minimum Tenancy Term: 12 Months
UNFURNISHED
Allocated parking for One car
Sorry unsuitable for pets

