

TOTAL FLOOR AREA : 976 sq.ft. (90.7 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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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, 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

Sylvia Close, Basingstoke, RG21 3ND

2 Bedrooms, 1 Bathroom, Apartment

£1,350 pcm



Sylvia Close

Apartment,
2 bedroom, 1 bathroom

£1,350 pcm

Date available: 11th January 2027
Deposit: £1,557
Furnished Optional
Council Tax band: B

- Refurbished Throughout
- Two Bedrooms
- Modern Kitchen
- Modern Bathroom
- Living Room
- Laundry Room
- Garage

A beautifully presented two bedroom first floor apartment that has been completely refurbished throughout.

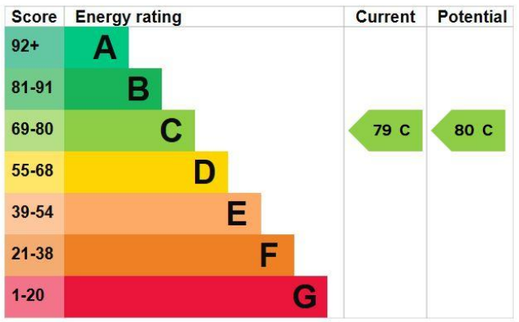
Comprising two bedrooms, shower room, living room, kitchen, bathroom, laundry room, garage and on road parking.

Viewing is highly recommended.

HALL Two storage cupboards, laminate flooring and radiator.

LIVING ROOM 16' 1" x 10' 6" (4.92m x 3.21m) Front aspect window, radiator and laminate flooring.

KITCHEN 10' 5" x 7' 0" (3.2m x 2.15m) Rear aspect window, a range of eye and base level storage units with rolled edge work surfaces, integrated oven, 4 ring







electric hob with extractor hood over, radiator and vinyl floor.

BEDROOM ONE 13' 9" x 8' 11" (4.2m x 2.73m) Rear aspect window, wardrobe, radiator and laminate flooring.

BEDROOM TWO 11' 2" x 10' 9" (3.42m x 3.3m) Front aspect window, radiator and laminate flooring.

BATHROOM 12' 9" x 4' 10" (3.91m x 1.48m) Rear aspect window, large shower enclosure, low-level WC, wash hand basin, towel radiator and laminate flooring.

LAUNDRY ROOM 6' 1" x 3' 6" (1.869m x 1.07m) Rear aspect window, washing machine and dryer.

GARAGE 16' 8" x 7' 10" (5.1m x 2.4m) Up and over door.

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.

MATERIAL INFORMATION Council Tax Band: B
Basingstoke and Deane
EPC Rating: C
Furnished or Unfurnished
On Road Parking and Garage