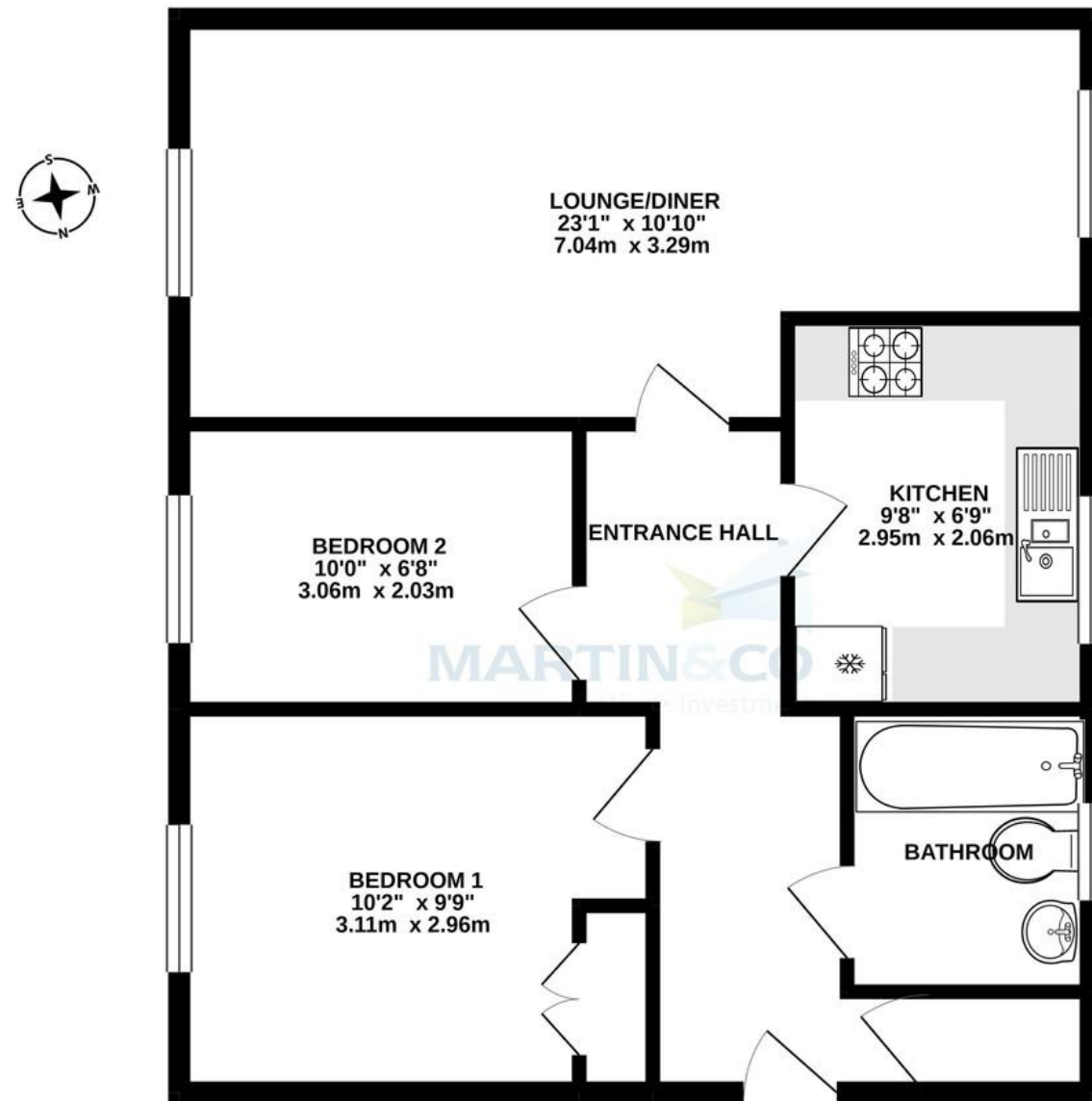


SECOND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 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

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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



Richards Field, Chineham, RG24 8JZ

2 Bedrooms, 1 Bathroom, Apartment

£1,250 pcm





Chineham

Apartment,
2 bedroom, 1 bathroom

£1,250 pcm

Date available: 26th October 2026
Deposit: £1,442
Unfurnished
Council Tax band: C

- Two Bedrooms
- 23' Living Room
- Separate Kitchen
- Gas Central Heating
- Allocated Parking

A two double bedroom second-floor apartment with a 23' lounge/diner and separate kitchen with white goods including a dishwasher, two double bedrooms and allocated parking. The property has gas central heating, modern kitchen and bathroom and walking distance to the Chineham Shopping Centre

COMMUNAL FRONT DOOR With intercom and stairs to second floor.

FRONT DOOR TO

ENTRANCE HALL Wood effect flooring, airing cupboard, radiator and intercom

LOUNGE/DINER 23' 1" x 10' 9" (7.04m x 3.29m) Front and rear aspect double glazed windows, wood effect flooring and two radiators.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



KITCHEN Double glazed window, 1 1/2 bowl stainless steel sink unit with single cupboard under, further range of matching cupboards and drawers. There is a built in double oven with gas hob with extractor over, washing machine, dishwasher and fridge/freezer.

BEDROOM 1 10' 2" x 9' 9" (3.11m x 2.96m) Double glazed window, double built in wardrobe, radiator and wood effect flooring

BEDROOM 2 10' 0" x 6' 8" (3.06m x 2.03m) Double glazed window, radiator and wood effect flooring.

BATHROOM Double glazed window. Panelled enclosed bath with glass shower screen, pedestal wash hand basin, low level W.C. There are mostly tiled walls, extractor fan and radiator.

PARKING Allocated parking for 1 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_1_193_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: C
EPC Rating C
Allocated Parking for 1 car