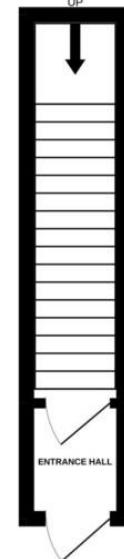


GROUND FLOOR
230 sq.ft. (21.4 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.

TOTAL FLOOR AREA: 684 sq.ft. (63.6 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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01256-859960

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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



Hogarth Close, Black Dam, RG21 3QX

1 Bedroom, 1 Bathroom, Apartment

£875 pcm

MARTIN&CO



Black Dam

Apartment,
1 bedroom, 1 bathroom

£875 pcm

Date available: Available Now

Deposit: £1,009

Unfurnished

Council Tax band: B

- First Floor Apartment
- Garage
- Separate Kitchen
- Double Bedroom with Wardrobe
- Double Glazed Windows
- Not Suitable for children

A PET WOULD BE CONSIDERED. 1 bedroom first-floor maisonette purpose-built apartment that has a garage. Set in a quiet cul-de-sac in the heart of Black Dam and is ideally located to be walkable to Basingstoke Festival Place shopping. The property is available for a long-term rental.

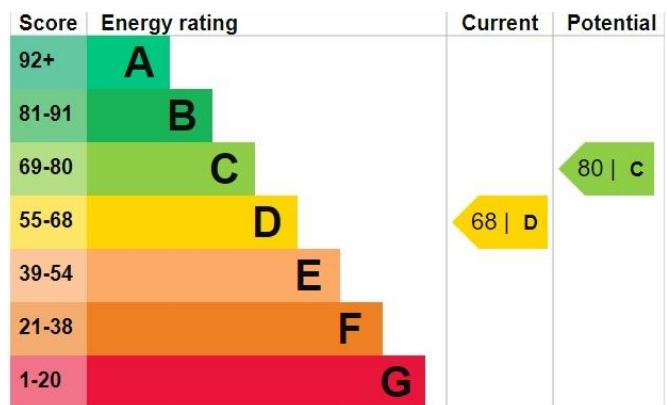
Communal Lobby: front door to

Entrance Lobby Stairs to first floor landing, door to

LANDING

LOUNGE 15' 7" x 10' 8" (4.74m x 3.25m) Two front aspect double glazed windows, electric heater and storage cupboard

KITCHEN 9' 8" x 6' 0" (2.97m x 1.85m) Double glazed window, modern fitted kitchen comprising a range of



eye and base level units, work surfaces with inset single drainer sink unit with mixer tap, electric oven, space for a fridge and freezer, plumbing and space for a washing machine, tiled surrounds and tiled flooring.

BEDROOM 12' 2" x 9' 2" (3.70m x 2.79m) Rear aspect double glazed window, electric heater, double wardrobe and airing cupboard.

BATHROOM Modern white suite comprising panel enclosed bath with mixer tap and shower over, pedestal wash hand basin, low-level w.c., tiled surrounds and extractor fan.

GARAGE Single garage in nearby block.

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.

Pets

If a tenancy is agreed to include a pet, an additional £25 per month in rent will be payable for the duration of the tenancy.

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_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: B

EPC Rating D

Minimum Tenancy Term: 12 Months

Rent: £875 per month

Deposit: £1009

Garage