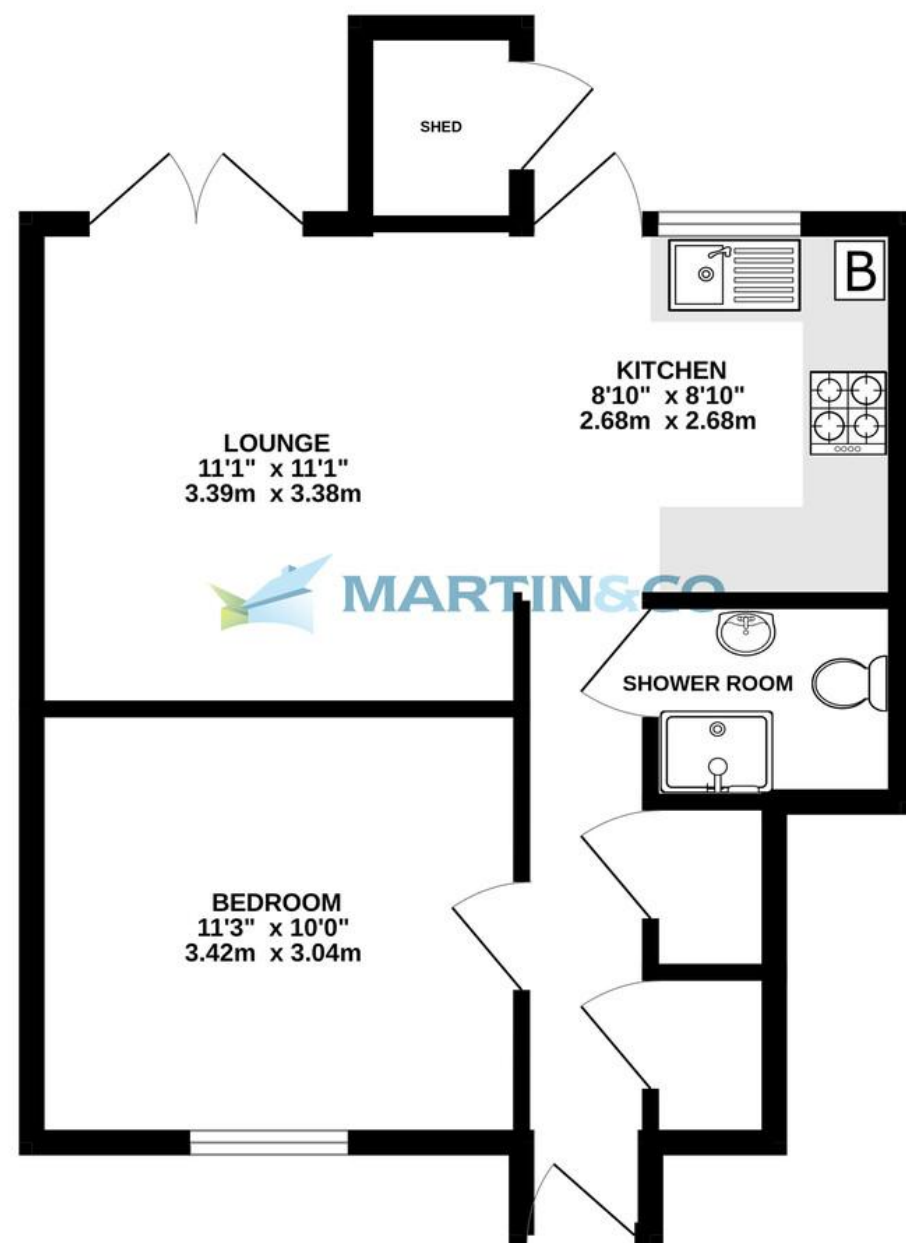


GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 427 sq.ft. (39.7 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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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



Verdi Close, Brighton Hill Basingstoke, RG22 4JE

1 Bedroom, 1 Bathroom, Apartment

£1,000 pcm





Brighton Hill

Apartment,
1 bedroom, 1 bathroom

£1,000 pcm

Date available: Available Now
Deposit: £1,153
Unfurnished
Council Tax band: A

- One Bedroom Property
- Ground Floor Apartment
- Enclosed Rear Garden
- Council Tax Band A
- Entrance Hall with Storage Cupboards
- Gas Central Heating
- Double Glazing

A well-presented one-bedroom property offering an entrance hall with storage, shower room, spacious lounge and fitted kitchen with appliances. Further benefits include gas central heating, double glazing and an enclosed rear garden with gated access.

Entrance Hall Accessed via a double-glazed front door with obscure glazed panels. The entrance hall has neutral décor, fitted carpeting, a radiator, ceiling lighting and a smoke detector. Doors lead to the principal rooms, with two useful built-in storage cupboards.

Storage Cupboards

Two separate storage cupboards located off the entrance hall, one housing the electrical consumer unit and meter, with the other providing additional storage space and a fitted shelf.

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		



SHOWER ROOM Fitted with a shower enclosure featuring glazed sliding doors, a wall-mounted shower with adjustable shower head, pedestal wash hand basin with separate chrome taps and a low-level WC. The room benefits from fully tiled shower walls, splashback tiling, grey painted walls, vinyl flooring, a heated towel rail, extractor fan and wall-mounted mirror.

LOUNGE 11' 1" x 11' 1" (3.38m x 3.38m) A well-proportioned reception room featuring neutral painted walls, fitted carpeting, radiator and power points. Double-glazed French doors provide natural light and direct access to the rear garden. An open-plan layout connects the lounge to the kitchen, creating a practical living space.

KITCHEN 8' 10" x 8' 10" (2.69m x 2.69m) Fitted with a range of light wood-effect wall and base units, complemented by dark work surfaces and white tiled splashbacks. The kitchen features a stainless steel sink with drainer, four-ring gas hob with extractor hood above and built-in electric oven. Additional appliances include a washing machine and freestanding fridge freezer. Further benefits include tiled flooring, a double-glazed window overlooking the rear garden, wall-mounted gas boiler and a double-glazed door providing direct access to the garden. The kitchen is open plan to the adjoining lounge.

BEDROOM 11' 3" x 10' 0" (3.43m x 3.05m) A good-sized bedroom with neutral décor, fitted carpet and a double-glazed window with curtains. The room also benefits from a radiator, ceiling light fitting and electrical sockets, with space for bedroom furniture.

REAR The property benefits from an enclosed rear garden, mainly laid to lawn with a paved pathway leading to a timber gate providing rear access. The garden is bordered by wooden fencing with some established shrubs and planting.

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.

KEY FACTS FOR RENTERS Council Tax Band: A
Basingstoke and Deane
EPC Rating: C
UNFURNISHED
On-road parking (non allocated)