



MID FLOOR (1ST)
 TOTAL FLOOR AREA: 313 sq.ft. (29.1 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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TO LET

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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.



Anchor Court, 28 London Street, RG21 7NY

Studio Apartment

£900 pcm





Town Centre

Studio Apartment,

£900 pcm

Date available: Available Now

Deposit: £1,038

Unfurnished

Council Tax band: A

- First Floor Studio Apartment
- Well Presented Throughout
- Shower Room
- Town Centre Location
- Allocated Parking
- Kitchen Area with Appliances

This charming studio apartment is centrally located in Basingstoke town centre and offers a bright and versatile living space.

Comprising kitchen area with appliances, living area, bedroom with wardrobes, shower room and allocated parking for one car in a secure gated parking area.

LIVING AREA 13' 10" x 9' 10" (4.24m x 3.02m) An open plan living area with laminate flooring and side aspect windows.

BEDROOM AREA 13' 10" x 9' 0" (4.24m x 2.75m) Laminate flooring, double wardrobe and side aspect windows.

KITCHEN AREA 9' 8" x 8' 11" (2.95m x 2.73m) A range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring electric hob,

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

washing machine, fridge and laminate flooring.

SHOWER ROOM Enclosed shower unit, low-level WC, wash hand basin, towel radiator and laminate flooring.

OUTSIDE Allocated parking for one car in a secure gated parking area.

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

Gated Parking for 1 car

Not Suitable for pets