

1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 662 sq.ft. (61.5 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.



**Park Heights, Wella Road, RG22 4AE**

**2 Bedrooms, 1 Bathroom, Apartment**

**£1,200 pcm**





## Wella Road

Apartment,  
2 bedroom, 1 bathroom

£1,200 pcm

Date available: Available Now

Deposit: £1,384

Unfurnished

Council Tax band: B

- First Floor Apartment
- Two Double Bedrooms
- Good Size Lounge/Kitchen
- Central Heating
- Communal Gardens
- Parking

Modern two bedroom apartment located close to local amenities and transport links. The accommodation comprises an entrance hall, open plan kitchen/dining/living space, storage cupboard, main bedroom, second bedroom and modern bathroom. The property also benefits from allocated parking and was finished to a high standard when built.

**ENTRANCE HALL** Secure front door leading into entrance hall with storage cupboard housing hot water tank and utilities. Vinyl flooring, radiator, intercom entry system and doors leading to all rooms.

**LIVING ROOM/KITCHEN** 19' 10" x 16' 7" (6.05m x 5.05m) Modern open plan living space with fitted kitchen comprising a range of eye and base level units with work surfaces over, stainless steel sink and drainer, integrated oven and hob, integrated fridge freezer and washing machine. Space for living and dining furniture, vinyl flooring, radiator, and a full-height window with fitted curtains, allowing good natural light. Electric boiler housed within a cupboard.

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



**BEDROOM 1** 11' 2" x 10' 7" (3.4m x 3.23m) Double bedroom with fitted wardrobe, carpet flooring, radiator and full height window with fitted curtains.

**BEDROOM 2** Bedroom with carpet flooring, radiator, built in storage cupboard and full height window with fitted curtains.

**BATHROOM** Modern bathroom comprising panel enclosed bath with shower over and glass shower screen, wash hand basin with vanity storage below, low level WC and heated towel radiator. Finished with tiled flooring and part tiled walls.

**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](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.

### KEY FACTS FOR RENTERS

Council Tax Band: B

Basingstoke and Deane

EPC Rating: D

UNFURNISHED

Unallocated parking in available on site.

