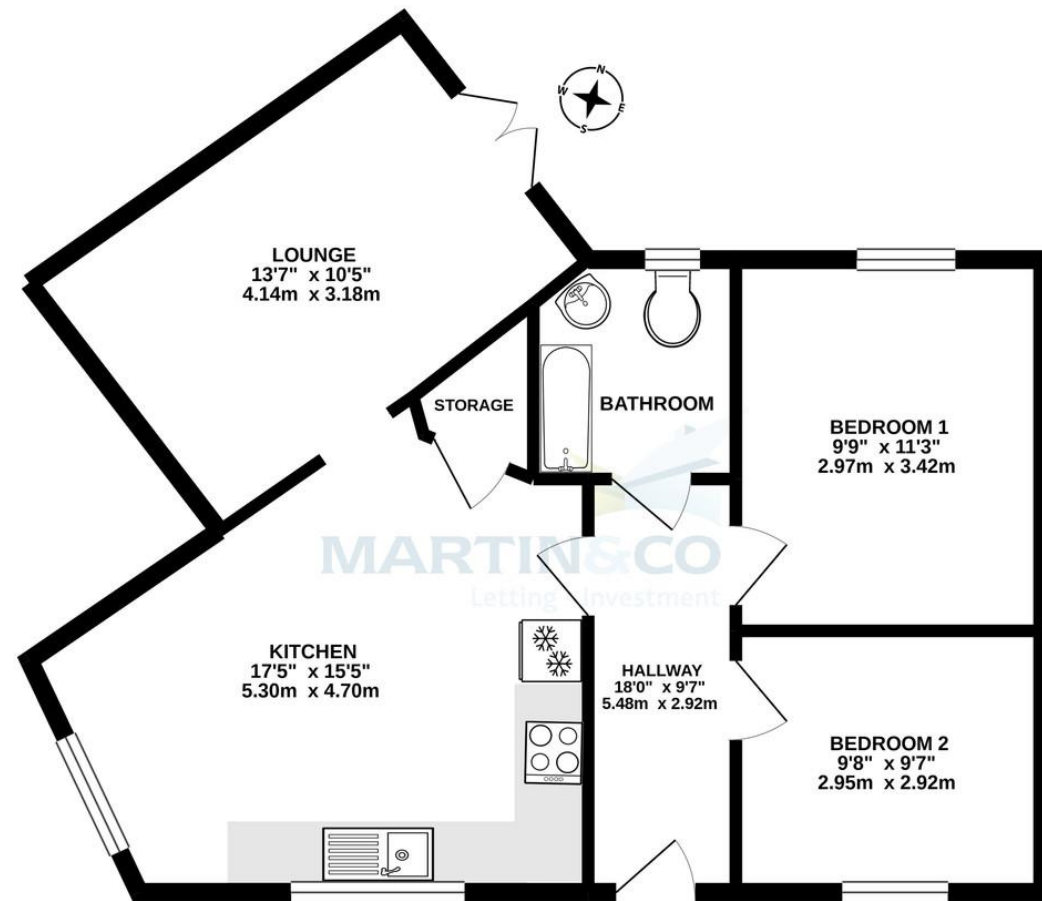


## GROUND FLOOR



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 is given as to their operability or efficiency can be given.  
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# TO LET



**Martin & Co Basingstoke**

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**01256-859960**

<http://www.martinco.com>



**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.



**Benham Road, Basingstoke, RG24 9TJ**

**2 Bedrooms, 1 Bathroom, Ground Floor Apartment**

**£1,250 pcm**





## Benham Road, Basingstoke

Ground Floor Apartment,  
2 bedroom, 1 bathroom

£1,250 pcm

Date available: 25th June 2024

Deposit: £1,442

Unfurnished

Council Tax band: C

- Two Double Bedrooms
- Garage and Driveway
- Good Size Kitchen
- Private Garden
- Garage and Driveway
- Walkthrough Video

A two-bedroom ground-floor apartment located in Marnel Park in Basingstoke. Comprising two bedrooms, lounge/dining room, kitchen with appliances, bathroom, garage with parking in front and enclosed garden.

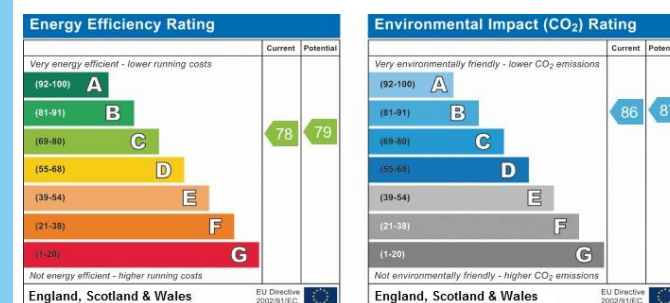
FRONT DOOR TO

ENTRANCE HALL Radiator

KITCHEN 17' 4" x 15' 5" (5.3m x 4.70m) Two front aspect double glazed windows. Stainless steel sink unit with single drainer with cupboard under, further range of matching cupboards and drawers including a larder unit. Built in electric oven with hob and extractor over, fridge/freezer and washing machine. There is a radiator and airing cupboard. Arch to

LOUNGE 14' 5" x 10' 5" (4.4m x 3.184m) Radiator and French window to garden.

BEDROOM 1 11' 2" x 9' 8" (3.42m x 2.97m) Rear aspect double glazed window and radiator.



BEDROOM 2 9' 8" x 9' 6" (2.95m x 2.92m) Front aspect double glazed window and radiator.

BATHROOM Rear aspect window. Panelled enclosed bath with shower over and tiled surrounding. Low level W.C, pedestal wash hand basin with tiled splashback, radiator and extractor fan.

GARDEN Small lawned area, fully enclosed with patio area and outside tap. Gate to rear.

GARAGE Located to the rear with up and over door with driveway parking in front for one 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\\_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

MATERIAL INFORMATION Council Tax Band: C

EPC RATING C

Rent: £1250 per month

Deposit: £1,442

UNFURNISHED

**Sorry NO PETS**

