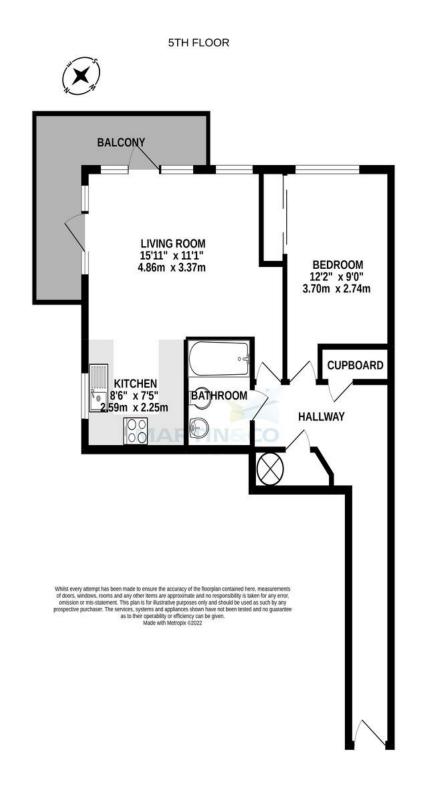


Winterthur Way

1 Bedroom, 1 Bathroom, Apartment

£1,100 pcm



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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 jour ney particulars. They may however be available by separate negotiate n







Winterthur Way

Apartment, 1 bedroom, 1 bathroom

£1,100 pcm

Date available: 14th February 2025 Deposit: £1,269 Unfurnished Council Tax band: C

- One Double Bedroom
- Sought After Location
- Large Reception Room
- Open Planned Fitted Kitchen
- Bathroom Suite
- Secure Gated Parking
- Balcony Terrace

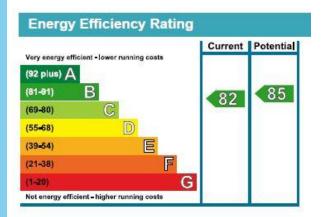
Conveniently situated to Basingstoke mainline station and Festival Place with its numerous amenities. This property comprises one double bedroom, reception room with ceiling to floor double glazed windows, contemporary fitted open planned kitchen with integrated appliances, wood flooring, bathroom suite, balcony terrace and allocated parking.

COMMUNAL FRONT DOOR

COMMUNAL HALLWAY Post box, stairs and lift to 6th floor

HALLWAY Laminate flooring, storage heater, airing cupboard, storage cupboard.

LIVING ROOM 15' 11" x 11' 0" (4.86m x 3.37m) Two double glazed windows and French doors to balcony, storage heater, TV aerial point, laminate flooring, access to kitchen.





KITCHEN 8' 5" x 7' 4" (2.59m x 2.25m) Side aspect, double glazed window, range of eye and base level units, roll edged work surfaces, 1 1/2 bowl sink unit, fitted oven and hob with extractor over, washing machine and dishwasher.

BEDROOM 12' 1" x 8' 11" (3.70m x 2.74m) Double glazed window, built-in double wardrobe with glass sliding doors, heater.

BATHROOM Panelled enclosed bath with mixer taps with
shower attachment, pedestal wash hand basin, low level W.C
and part tiled walls. There is an extractor and towel radiatorReference Checks and Credit WorthinessAll 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.

PARKING Allocated parking for 1 car in the multi-storey car park

APPLIC ATIONS 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 tananay. 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

withdraws from the property or fails to take reasonable stepsMATERIAL INFORMATIONto enter into the tenancy.Council Tax Band: CIn accordance with the Tenant Fees Act applicants will beBasingstoke and Deanerequired to enter into the tenancy agreement no more than 15EPC Rating: Bdays after paying the holding deposit. Failure to do so for anyMinimum Tenancy Term: 12 Months Fixedof the afore mentioned reasons may result in you losing yourUNFURNISHEDholding deposit. An extension to the deadline may be enteredSecure Gated Parking for 1 car



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_N H_Right-to-Rent-Guidance.pdf

We will also carry out employment checks, affordability checks, previous landlord reference and proof of address history, usually up to 3 years.