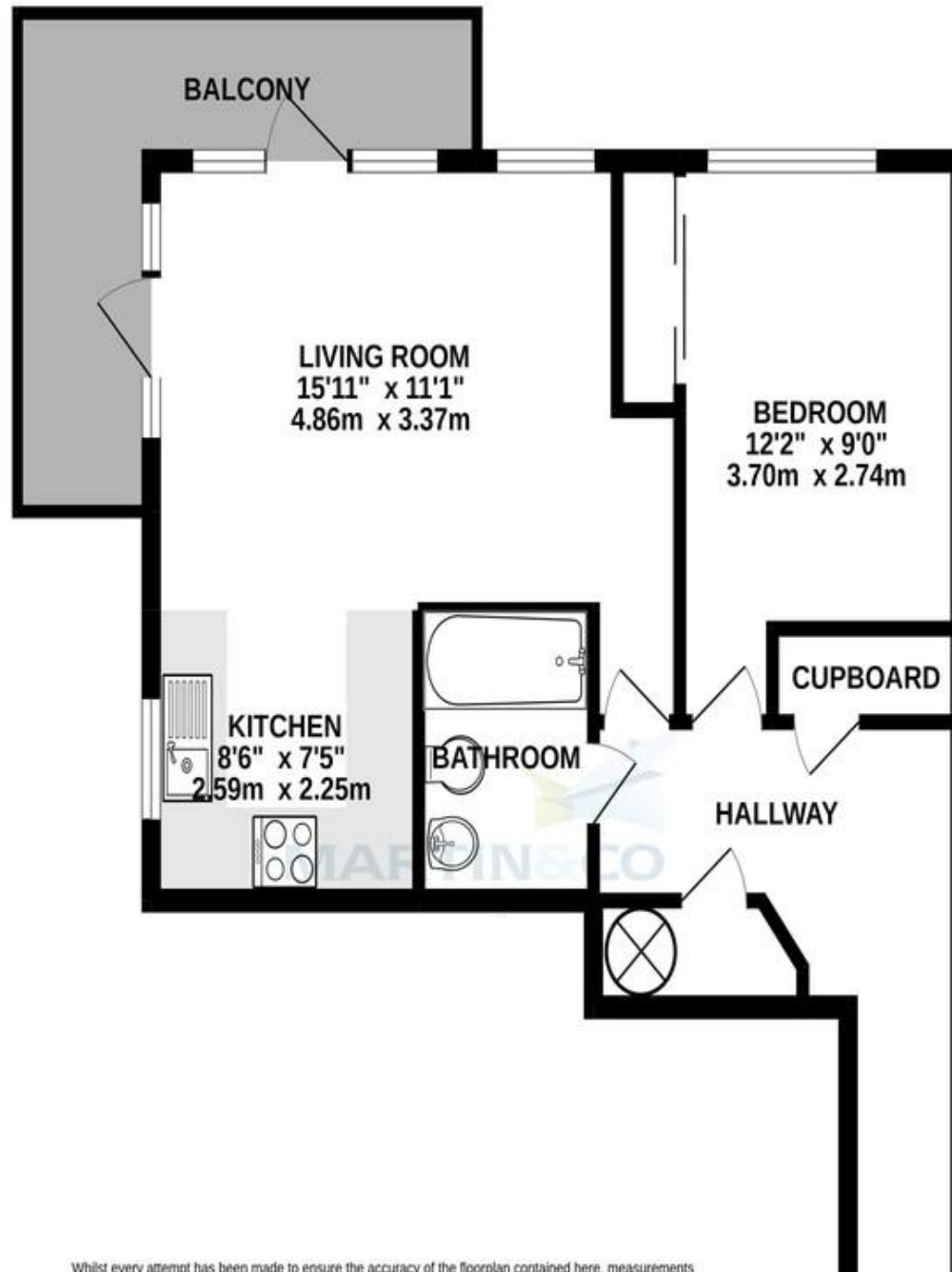


5TH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

Martin & Co Basingstoke

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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



Winterthur Way

1 Bedroom, 1 Bathroom, Apartment

£1,150 pcm

MARTIN&CO

The Property
Ombudsman



Winterthur Way

Apartment,
1 bedroom, 1 bathroom

£1,150 pcm

Date available: Available Now

Deposit: £1,326

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

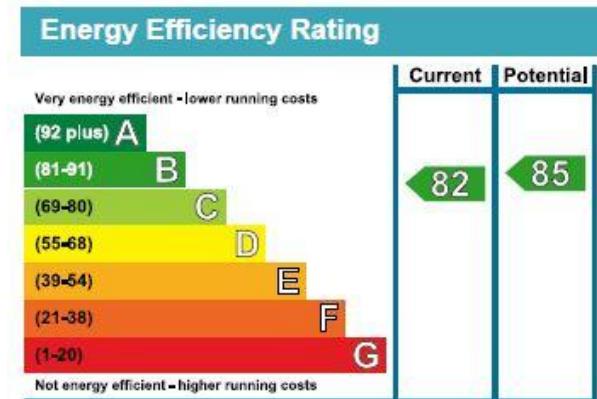
Conveniently situated to Basingstoke mainline station and Festival Place with its numerous amenities. This property comprises one double bedroom, reception room with ceiling to floor double glazed windows, contemporary fitted open planned kitchen with integrated appliances, wood flooring, bathroom suite,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

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 the 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 radiator

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

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_N_H_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: C

Basingstoke and Deane

EPC Rating: B

Minimum Tenancy Term: 12 Months Fixed

UNFURNISHED

Secure Gated Parking for 1 car

