LOWER FLOOR UPPER FLOOR



Whists every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, noons and any other items are approximate and on 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 purchase. The services, systems and appliances shown have not been lested and no guarant as to their operation of efficiency can be given.



TO LET



MARTIN&CO

Meadow House, Ashwood Park, RG23 8DQ

2 Bedrooms, 2 Bathrooms, Apartment

£1,460 pcm



01256-859960

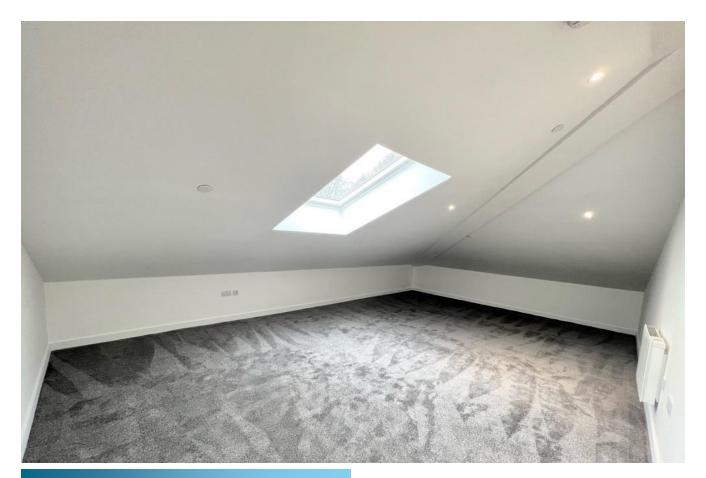
T: 01256-859960 • E: basingstoke@martinco.com http://www.martinco.com



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.







Meadow House, Ashwood Way

Apartment, 2 bedroom, 2 bathrooms

£1,460 pcm

Date available: 27th April 2024 Deposit: £1,684.62 Unfurnished Council Tax band: C

- Extra Large Duplex
- Luxury Bathroom with Quality **Fittings**
- Communal Gardens
- Parking for 1 Car
- Quality Kitchen with Appliances

A stunning split-level boutique apartment that comes with high-quality appliances and fine detailing. The property is over 1,500 ft so a massive apartment, both bedrooms are large and there is a 19'4 living room.

GENERAL Video entry phone system Stainless-steel contemporary door furniture Plank sun-dried oak effect flooring Grey double-glazed windows Combination blinds partial or full black-out Water and electric separately metered Fibre telephone/broadband connection to building Flats - telephone and data ready

KITCHEN / UTILITY CUPBOARD Brushed chrome sockets / sw itches

Integrated fridge freezer Hotpoint dishwasher

Premium Laminate Worktop

Sink and mixer tap

Integrated single electric oven

Electric ceramic hob with touch control

Integrated kitchen extractor fan Washer dryer

Energy Efficiency Rating Very energy efficient - lower running costs (92-100) **A** В (69-80) (55-68) (39-54) (21-38) Not energy efficient - higher running costs England, Scotland & Wales



BATHROOMS Modern toilet with built in cistern and soft close lid Chrome mixer taps

Modern w orktop and Wash Hand Basin

Show er screen to bath

Thermostatic shower LED mirror with shaver socket and demister

LIGHTING, AV & VENTILATION White LED downlights throughout

Modern white sockets / switches

USB points within Living room & Bedrooms

Wiring for TV, telephone and SKY Q points

Hard-wired smoke alarms

MVHR (Mechanical Ventilation with Heat Recovery)

providing fresh airwhilst retaining most of the

heating energy

Sprinkler system to all upper level apartments

APPLICATIONS A holding deposit equivalent to 1 weeks rent will be MATERIAL INFORMATION 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 Rent: £1460 per month 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

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

Council Tax Band: C EPC D Minimum Tenancy Term: 12 Months FIXED TERM Deposit: £1684.62 UNFURNISHED NO PETS



