



**MARTIN&CO**  
Letting • Investment

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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.



**Meadow House, Ashwood Park, RG23 8DQ**

**2 Bedrooms, 2 Bathrooms, Apartment**

**£1,460 pcm**







## 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 / switches to kitchen  
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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	60
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**BATHROOMS** Modern toilet with built in cistern and soft close lid  
Chrome mixer taps  
Modern worktop and Wash Hand Basin  
Shower screen to bath  
Thermostatic shower LED mirror with shaver socket and demister function

**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 air whilst retaining most of the heating energy  
Sprinkler system to all upper level apartments

**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 D  
Minimum Tenancy Term: 12 Months FIXED TERM  
Rent: £1460 per month  
Deposit: £1684.62  
UNFURNISHED  
NO PETS

