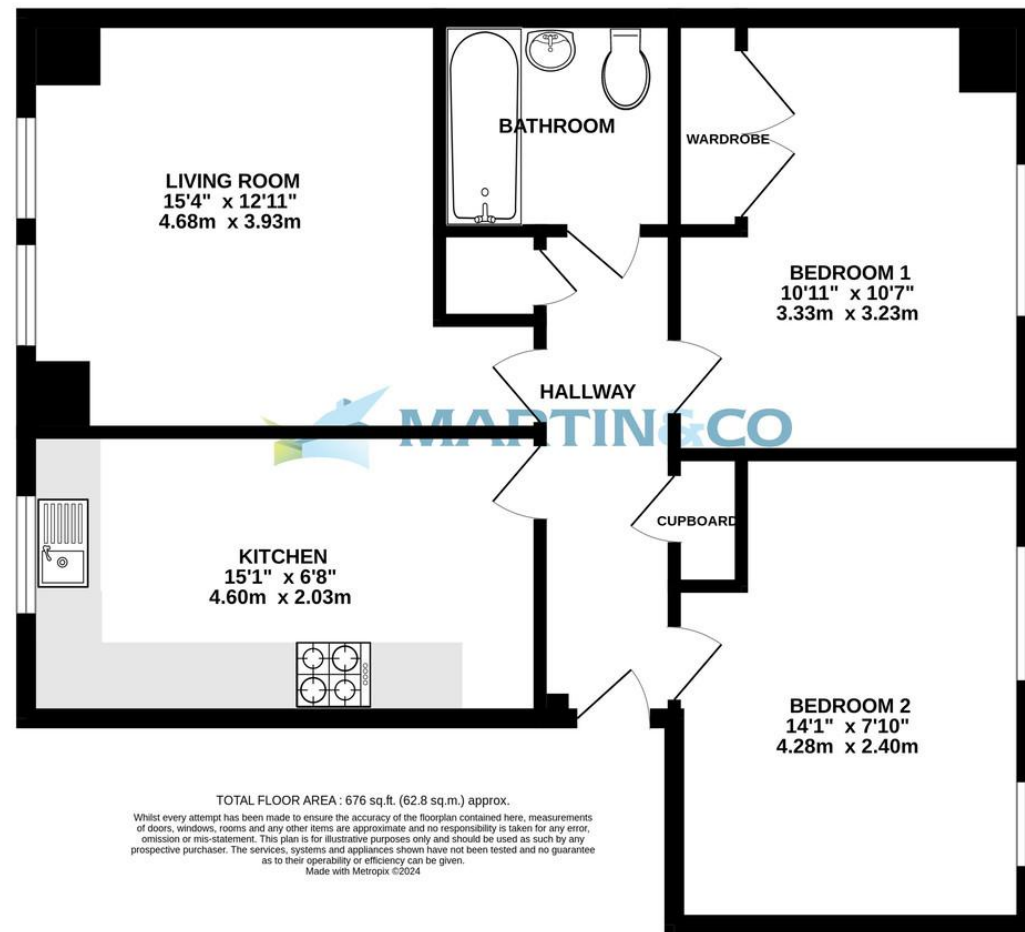


1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 sq.m.) approx.
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 as to their operability or efficiency can be given.
Made with Metropix 62024

TO LET



Martin & Co Basingstoke
26 London Street • Basingstoke • RG21 7PG
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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.



Britannia Drive, Beggarwood, RG22 4FN

2 Bedrooms, 1 Bathroom, Apartment

£1,095 pcm





Beggarwood

Apartment,
2 bedroom, 1 bathroom

£1,095 pcm

Date available: 10th May 2024

Deposit: £1,263

Unfurnished

Council Tax band: C

- Parking for Two Cars
- Two Double Bedrooms
- Large Living Room
- Good Size Kitchen
- Gas Central Heating

A large two bedroom 1st floor apartment in this popular location with a large living room and kitchen, two double bedrooms and allocated parking for two cars. The property has double glazing, gas central heating and has good size rooms.

COMMUNAL FRONT DOOR TO

COMMUNAL ENTRANCE HALL Stairs to first floor

HALLWAY Doors to all rooms, intercom phone, two storage cupboards and radiator.

LIVING ROOM 15' 4" x 12' 11" (4.67m x 3.94m) Two front aspect double glazed windows and radiator.

KITCHEN 15' 1" x 6' 8" (4.6m x 2.03m) Front aspect UPVC double glazed window, acrylic sink unit with mixer taps and single drainer with cupboard under,

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

further range of matching cupboards and drawers, built-in electric oven, built-in gas hob, cupboard housing a washing machine and freestanding fridge/freezer, slimline dishwasher part-tiled walls and radiator.

BEDROOM 1 10' 11" x 10' 7" (3.33m x 3.23m) Two rear aspect double-glazed windows, built-in wardrobe and radiator.

BEDROOM 2 14' 1" x 7' 10" (4.29m x 2.39m) Two rear aspect double glazed windows and radiator.

BATHROOM Three piece suite of panelled enclosed bath with mixer taps with shower over with glass shower screen, pedestal wash hand basin, low-level W.C, half tiled walls, shaver point, and radiator.

PARKING Two allocated parking spaces

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_1

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 C

Minimum Tenancy Term: 12 Months FIXED TERM

Rent: £1095 per month

Deposit: £1263

UNFURNISHED

NO PETS