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**TO LET**



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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.

**Skyline Plaza, Alencon Link, RG21 7AU**

**1 Bedroom, 1 Bathroom, Apartment**

**£975 pcm**





## Skyline Plaza

Apartment,  
1 bedroom, 1 bathroom

£975 pcm

Date available: 10th May 2024

Deposit: £1,125

Unfurnished

Council Tax band: B

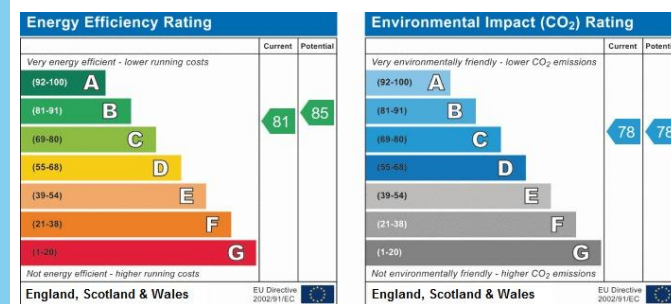
- One Double Bedroom
- 20' x 17'7 Lounge/Kitchen
- 11'7 Bedroom
- Bathroom with Shower
- Double Glazing
- Council Tax Band B
- 12 Months FIXED Contract

A large one bedroom unfurnished apartment located in Skyline Plaza. The property has a 20' x 17'3 lounge/kitchen, 11'7 bedroom and bathroom with shower. The location is ideal for those who want to be located next to the train station and town centre.

**COMMUNAL ENTRANCE** Telephone entry system, stairs and lifts to all floors

**FRONT DOOR TO** Smoke alarm, intercom, laminate flooring, electric heater and airing cupboard with hot water cylinder, shelving and freestanding washing machine.

**LIVING ROOM/KITCHEN** 20' 8" x 17' 3" (6.3m x 5.26m) In the living area there is laminate flooring, two electric heaters and phone point. In the kitchen area there is a stainless steel sink unit with single cupboard under. There is a range of matching cupboards and draws,



fridge with ice box, built in electric oven, built in hob with extractor over, slimline dishwasher and under cabinet lighting.

**BEDROOM** 11' 7" x 10' 8" (3.53m x 3.25m) Double glazed window, freestanding wardrobe and there is an electric heater and carpet.

**BATHROOM** Panelled enclosed bath with mixer taps and shower attachment, wall hung sink unit and low level W.C. There are part-tiled walls, shaver point, tiled floor, towel radiator and extractor fan

**PARKING** Sorry no parking is available

**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\\_193\\_HO\\_NH\\_Right-to-Rent-Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1_193_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: B  
EPC Rating B

Minimum Tenancy Term: 12 Months

Rent: £975per month

Deposit: £1125

Sorry no parking