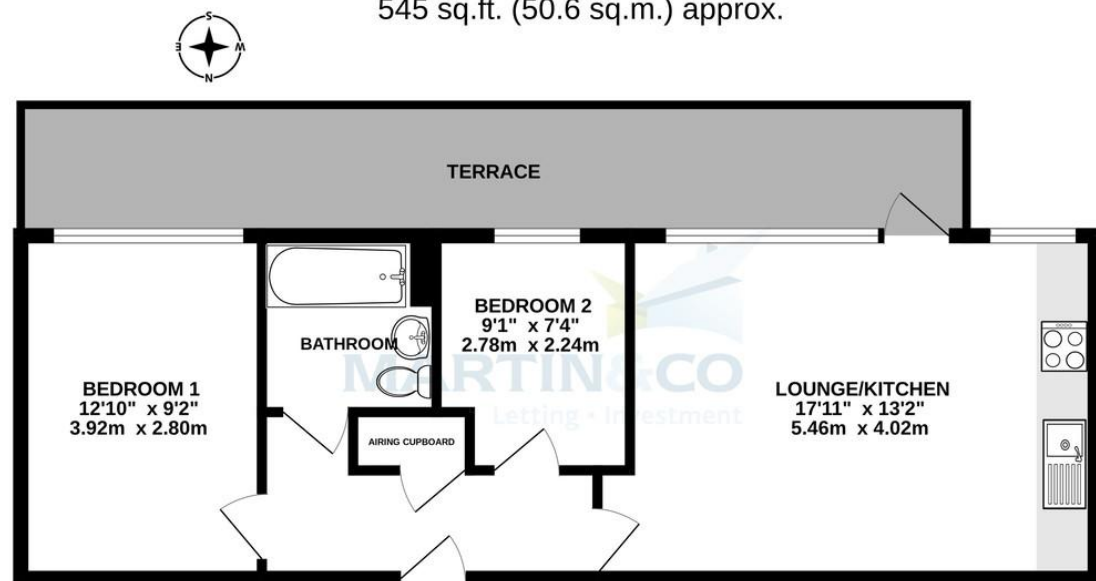


TYPE 18  
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 545 sq.ft. (50.6 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.  
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TO LET



**Martin & Co Basingstoke**  
26 London Street • Basingstoke • RG21 7PG  
T: 01256-859960 • E: basingstoke@martinco.com

**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.



**Normandy House, Alencon Link, RG21 7DG**

**2 Bedrooms, 1 Bathroom, Apartment**

**£1,425 pcm**





## Normandy House, Alencon Link

Apartment,  
2 bedroom, 1 bathroom

£1425 pcm

Date available: 3rd May 2024

Deposit: £1644.23

Unfurnished

Council Tax band: C

- Large Balcony
- Gated Parking for One Car
- Luxury Bathroom with Quality Fittings
- Open Plan Living Room
- White Goods Including a Dishwasher
- Town Centre Location

A 2 bedroom 4th-floor apartment which is located next to Basingstoke train station and has a large south facing terrace. The apartment comes with parking and has high-quality appliances and fine detailing. The kitchen area has built-in appliances including a dishwasher.

### 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  
Flats BT Openreach telephone and data "ready"

### KITCHEN / UTILITY CUPBOARD

Brushed chrome sockets/switches to kitchen  
Integrated fridge freezer & dishwasher  
Premium Laminate Worktop  
Wood Effect Wall Cupboards  
Sink and mixer tap  
Integrated single electric oven  
Electric ceramic hob with touch control  
Integrated kitchen extractor fan  
Washer Dryer

### HEATING

Electric radiators - complete with "smart" localised controls & thermostats

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



Remote – App-enabled control facility  
Electric heated towel rails within bathrooms & shower rooms  
Large self-contained water heater cylinder.

### BATHROOM

Modern toilet with built-in cistern and soft close lid  
Chrome mixer taps  
Modern worktop and Wash Hand Basin  
Shower screen to bath  
Fully Tiled to Wet Areas, including floors  
Thermostatic shower LED mirror with shaver socket and demister function

### LIGHTING, AV & VENTILATION

White LED downlights throughout  
Modern white sockets / switches  
USB points within the Living room & Bedrooms  
Wiring for TV, telephone, and SKY Q point  
Hard-wired smoke & heat alarms  
ME System (Mechanical Extract Ventilation)

### THE BUILDING

Large Reception, Two Lifts  
Fibre Broadband  
Secure onsite parking  
Visitor spaces  
Cycle stores  
Large Refuse Store  
On-site building managers office  
Extensive CCTV camera coverage of external areas, entrance lobbies & circulation spaces  
Smart parcel drop box facility

### FRONT DOOR TO

ENTRANCE HALL Oak effect laminate flooring, intercom phone, electric radiator and utility cupboard with washer/dryer.

LOUNGE/KITCHEN 17' 11" x 13' 2" (5.46m x 4.02m) Large window with combination blinds partial or full black-out, oak effect laminate flooring, electric radiator, and utility cupboard with washer/dryer. Door to terrace



### KITCHEN AREA

A range of eye and base level storage units with rolled edge work surfaces with under-cabinet lighting, integrated oven, four ring ceramic hob with extractor hood over, integrated slimline dishwasher, and fridge/freezer. There are chrome plugs including one with USB ports

BEDROOM 1 12' 10" x 9' 2" (3.92m x 2.80m) Window with Combination blinds partial or full black-out, carpet and electric radiator.

BEDROOM 2 9' 1" x 7' 4" (2.78m x 2.24m) Window with Combination blinds partial or full black-out, carpet and electric radiator.

OUTSIDE Bicycle storage, parcel collection and delivery locker and parking for one car

BATHROOM Bath with shower over, low level WC with a soft close toilet seat, wash hand basin, thermostatic shower LED mirror with shaver socket and demister function, towel radiator, tiled flooring and extractor fan

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 above 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 pay slips

TERRACE Almost running the full width of the apartment.

### MATERIAL INFORMATION Council Tax Band: C

EPC C  
Tenancy Term: 12 Months fixed term  
Rent: £1425 per month  
Deposit: £1644.23  
UNFURNISHED  
Sorry, it is not suitable for pets

