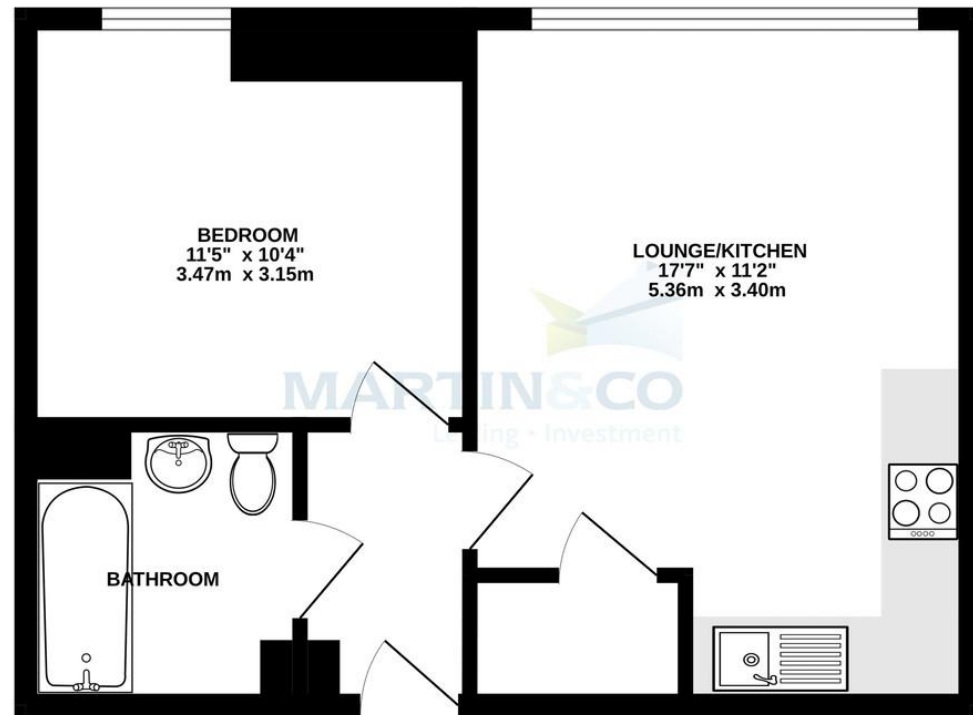


TYPE 6 MARTIN & CO
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 408 sq.ft. (37.9 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

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<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

1 Bedroom, 1 Bathroom, Apartment

£1,085 pcm





Normandy House, Alencon Link

Apartment,
1 bedroom, 1 bathroom

£1,085 pcm

Date available: 25th July 2024

Deposit: £1,251.92

Unfurnished

Council Tax band: B

- 1 Year Old Apartment
- Town Centre Location
- Luxury Bathroom with Quality Fittings
- Open Plan Living Room
- White Goods Including a Dishwasher
- Parking For 1 Car
- LED mirror with Demister Function

A 1 year old 1 bedroom apartment which is located next to Basingstoke train station. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
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
Cycle stores
Large Refuse Store
On-site building managers office
Extensive CCTV camera coverage of external areas, entrance lobbies & circulation spaces
Secure post room

FRONT DOOR TO Oak effect laminate flooring, intercom phone and electric radiator.

LOUNGE/KITCHEN 17' 7" x 12' 10" (5.36m x 3.9m)
Large window with combination blinds partial or full black-out, oak effect laminate flooring, electric radiator

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.

