

TOTAL APPROX. FLOOR AREA 807 SQ.FT. (75.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.



TO LET



Leander Court, 2 Robertson Way, RG21 6BJ

2 Bedrooms, 2 Bathrooms, Apartment

£1,395 pcm





Chapel Gate, Basingstoke

Apartment,
2 bedrooms 2 bathrooms

£1,395 pcm

Date available: 3rd September 2024

Deposit: £1,609

Unfurnished

Council Tax band: C

- Town Centre Location
- Two Double Bedrooms
- 26' Lounge/Dining Room
- Kitchen with Appliances
- Bathroom and En-Suite Shower Room
- Allocated Parking
- NO PETS

A modern and extremely spacious two bedroom ground floor apartment, located only a short walk from Basingstoke town centre and train station.

Comprising two double bedrooms, bathroom and en-suite shower room, 26' lounge/dining room, kitchen with appliances and allocated parking for one car.

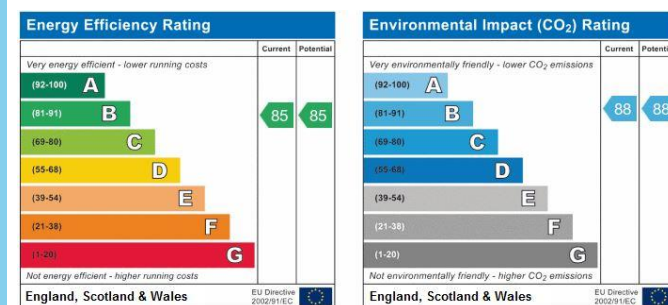
HALL Laminate floor, radiator, security access phone, large storage cupboard, additional storage cupboard and cupboard with washer/dryer.

LOUNGE/DINING ROOM 26' 10" x 11' 5" (8.2m x 3.5m) Front aspect window, door to the patio area, storage cupboard, radiator and laminate floor.

KITCHENETTE A range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring gas hob with extractor hood over, fridge/freezer, dishwasher and laminate floor.

BEDROOM ONE 11' 9" x 10' 5" (3.6m x 3.2m) Front aspect window, carpet, radiator, wardrobe and door to the en-suite.

EN-SUITE SHOWER ROOM 7' 10" x 6' 10" (2.4m x 2.1m) Double



sized shower cubicle, low-level WC, wash hand basin, radiator and laminate floor.

BEDROOM TWO 11' 9" x 9' 2" (3.6m x 2.8m) Front aspect window, carpet, radiator and double wardrobe.

BATHROOM 7' 2" x 6' 6" (2.2m x 2.0m) Bath, low-level WC, wash hand basin, laminate floor and radiator.

OUTSIDE Allocated parking for one car, ample visitor parking and bicycle storage facility.

DEPOSIT FREE OPTION This property is available with a Deposit-Free option which means that instead of paying a traditional six weeks security deposit, you pay a fee of one week's rent + VAT to become a member of Flatfair (a deposit-free renting scheme) which significantly reduces the upfront costs. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damage. More details available at flatfair.co.uk

APPLICATIONS A holding deposit equivalent to 1 week's 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 aforementioned 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 out 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

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 Rating B

Minimum Tenancy Term: 12 Months

Rent: £1,395 per month

Deposit: £1,609

Parking for 1 car. There is visitor parking (with a permit)

