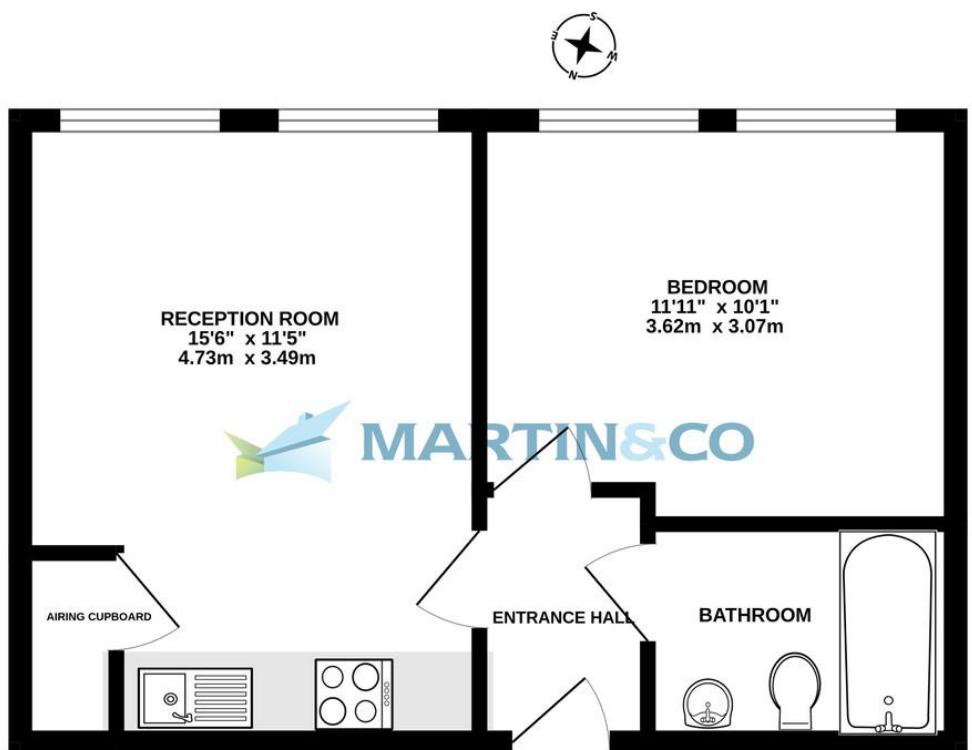


TOP FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 362 sq.ft. (33.6 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 fixtures 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>

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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.

TO LET



Wella House, Wella Road, RG22 4FQ

1 Bedroom, 1 Bathroom, Apartment

£950 pcm

MARTIN&CO



Wella House

Apartment,
1 bedroom, 1 bathroom

£950 pcm

Date available: Available Now

Deposit: £1,096

Furnished

Council Tax band: B

- Top Floor Apartment
- One Double Bedroom
- Open Plan Kitchen/Living Room
- Parking for One Car

A freshly painted and fully furnished one-bedroom top-floor apartment, ideally located close to local shops and amenities. The property offers a spacious open-plan living room with fitted kitchen and appliances, a modern bathroom, and a bright double bedroom. Presented in excellent condition throughout, with laminate flooring, double glazing, and electric heating.

Additional benefits include lift access, secure entry with intercom, an airing cupboard, and allocated parking to the rear. Offered fully furnished and available now, this apartment is ideal for a single professional or couple. Early viewing is highly recommended.

COMMUNAL ENTRANCE HALL Secure entry system with intercom, communal sitting area and mailboxes. Lift and stairs to all floors.

FRONT DOOR TO

HALLWAY Welcoming hallway with laminate flooring, security entrance phone, and a mains-wired smoke detector.

RECEPTION ROOM 15' 6" x 11' 5" (4.72m x 3.48m) This bright and spacious open-plan room features wood-effect laminate flooring and two large rear-aspect double-glazed windows, allowing plenty of natural light. The kitchen area is fitted with a range of gloss white eye-

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



level and base units, including a stainless steel sink with drainer and chrome mixer tap, under-cabinet lighting, a built-in electric oven with ceramic hob and stainless steel extractor fan, a built-in fridge, and a washer/dryer.

The living area is furnished with a grey two-seater sofa, matching black glass coffee table and TV stand, a large wall-mounted mirror, and a stylish ceiling light fitting. There is also an airing cupboard housing the hot water cylinder, as well as a wall-mounted electric heater for warmth and comfort.

BEDROOM 11' 11" x 10' 1" (3.63m x 3.07m) A bright and well-proportioned double bedroom with two rear-aspect double-glazed windows offering pleasant views and natural light. The room is furnished with a white double bed frame and mattress, two matching bedside tables, and a double wardrobe. It features wood-effect laminate flooring, neutral décor, and a wall-mounted electric heater.

BATHROOM A modern and stylish bathroom fitted with a three-piece white suite comprising a panel-enclosed bath with mixer taps, shower attachment and curved glass screen, a pedestal wash hand basin with tiled splashback, and a low-level WC. Additional features include a wall-mounted chrome heated towel rail, electric shaver point, recessed downlights, and wood-effect flooring throughout.

PARKING Allocated Parking for One car to the rear of the property.

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 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 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 payslip

MATERIAL INFORMATION

Council Tax Band: B

Basingstoke and Deane

EPC Rating C

Minimum Tenancy Term: 12 Months

FURNISHED

Allocated Parking for 1 Car

