

15TH FLOOR



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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Martin & Co Basingstoke
26 London Street • Basingstoke • RG21 7PG
T: 01256-859960 • E: basingstoke@martinco.com <http://www.martinco.com>

01256-859960



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



Skyline Plaza, Alencon Link, RG21 7BJ

1 Bedroom, 1 Bathroom, Apartment

£1,150 pcm





Skyline Plaza

Apartment,
1 bedroom, 1 bathroom

£1,150 pcm

Date available: Available Now
Deposit: £1,326
Unfurnished
Council Tax band: B

- 15th Floor Apartment
- Freshly Painted & New Carpets
- Spacious Open Plan Living/Kitchen
- Integrated Appliances Including Dishwasher
- Large Double Bedroom
- Modern Bathroom Suite
- Secure Underground Allocated Parking

A newly redecorated one-bedroom apartment on the 15th floor of Skyline Plaza, Basingstoke. The property has been freshly painted with new carpets and offers spacious accommodation with excellent views across the town centre. Features include a bright open-plan living area with integrated appliances, a large double bedroom, modern bathroom, secure underground parking, and lift access to all floors. Ideally located in the heart of the town centre, within walking distance of the mainline railway station and Festival Place.

COMMUNAL ENTRANCE The property is accessed via a secure telephone entry system leading into a modern communal lobby. Residents benefit from both stair and lift access to all floors, with the lift also serving the secure underground parking for added convenience.

FRONT DOOR TO

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



ENTRANCE HALL Smoke alarm, intercom, laminate flooring, electric heater and airing cupboard with hot water cylinder, shelving and freestanding washing machine.

LIVING ROOM/KITCHEN 16' 2" x 15' 2" (4.93m x 4.62m) A bright open-plan space with laminate flooring, two electric heaters and a phone point. The kitchen area is fitted with a stainless steel sink unit, a good range of matching cupboards and drawers, under-cabinet lighting, and integrated appliances including a built-in fridge with ice box, slimline dishwasher, electric oven, hob with extractor above. Large windows flood the room with natural light and provide stunning views across Basingstoke and beyond.

BEDROOM 14' 4" x 9' 6" (4.37m x 2.90m) A generously sized double bedroom with a large window providing excellent views over the town centre. The room has been newly carpeted, includes an electric heater, and offers plenty of space for bedroom furnishings.

BATHROOM A modern bathroom fitted with a panelled enclosed bath with mixer taps and shower attachment, wall-hung sink unit and low-level W.C. Finished with part-tiled walls, tiled flooring, towel radiator, shaver point and extractor fan.

PARKING The property benefits from an allocated parking space located in the secure underground car park, which is directly accessible via the building's lift.

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

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

KEY FACTS FOR RENTERS Council Tax Band: B
Basingstoke and Deane
EPC Rating: C
Minimum Tenancy Term: 12 Months
UNFURNISHED
Allocated Parking for One Car