

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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**TO LET**



**Skyline Plaza, Alencon Link, RG21 7BJ**

**1 Bedroom, 1 Bathroom, Apartment**

**£1,150 pcm**

**MARTIN&CO**



## 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\\_193\\_HO\\_NH\\_Right-to-Rent-Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_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