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**TO LET**



**Crown Heights, Alencon Link, RG21 7TY**

**2 Bedrooms, 2 Bathrooms, Apartment**

**£1,200 pcm**

**MARTIN&CO**





### Crown Heights

Apartment,  
2 bedrooms, 2 bathrooms

£1,200 pcm

Date available: Available Now  
Deposit: £1,384  
Furnished  
Council Tax band: D

- Furnished
- Two Double Bedrooms
- Good Size Living Room
- Second Kitchen
- Ensuite Shower Room
- Underground Parking for One Car

A two double bedroom, two bathroom apartment situated in the heart of Basingstoke town centre. Offered to the market furnished The property comprises of open plan lounge/kitchen, two double bedrooms, bedroom with en suite, family bathroom, and secure underground allocated parking

COMMUNAL FRONT DOOR Stairs and lifts to all floor, individual letter boxes

FRONT DOOR TO

ENTRANCE HALL Security access phone, electric radiator, storage cupboard and airing cupboard

LOUNGE 17' 1" x 9' 2" (5.2m x 2.8m) The living area is fitted with a double glazed window and a double glazed door opening onto the balcony, providing good natural light. Further features include an electric wall mounted

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



heater and laminate flooring throughout, creating a practical and easy to maintain living space.

KITCHEN 13' 3" x 6' 0" (4.04m x 1.82m) The kitchen is fitted with a range of eye and base-level storage units with rolled-edge work surfaces. Integrated appliances include an oven, four-ring electric hob with extractor hood over, washing machine and dishwasher, along with a freestanding fridge and freezer. Additional features include tiled flooring and an electric radiator.

BEDROOM 1 13' 8" x 10' 8" (4.2m x 3.3m) The bedroom features a front aspect double glazed window and a double glazed door opening onto the balcony. Further benefits include a fitted double wardrobe, an electric storage heater and laminate flooring throughout.

ENSUITE The en suite shower room comprises an enclosed shower cubicle, low level WC and a vanity style wash hand basin. Further features include part tiled walls, an extractor fan, wall mounted heater and tiled flooring.

BEDROOM 2 10' 4" x 9' 8" (3.2m x 3.0m) The second bedroom benefits from a front aspect double glazed window, a fitted double wardrobe, laminate flooring and an electric radiator.

BATHROOM The bathroom is fitted with a panelled bath with shower over, low level WC and a wash hand basin. Additional features include an electric radiator, fully tiled walls and tiled flooring.

BALCONY Enclosed with doors from bedroom 1 and lounge. The balcony is currently not accessible due to building restrictions at Crown Heights. This is a temporary measure, but there is no confirmed timescale. Prospective tenants should be aware of this before applying

PARKING Underground parking for 1 car.



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](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  
MATERIAL INFORMATION EPC Rating: C  
Council Tax Band: D  
Basingstoke and Deane  
Minimum Tenancy Term: 12 Months  
FURNISHED