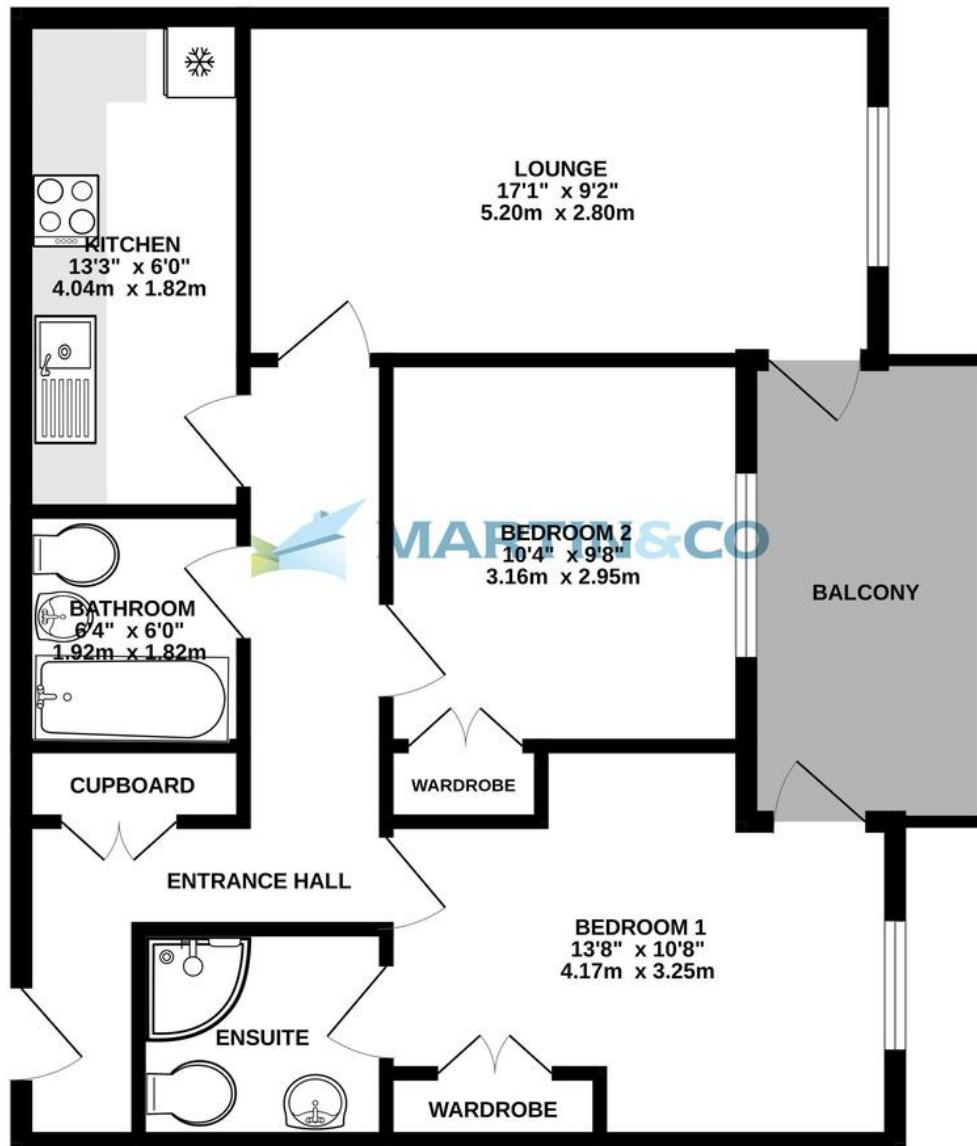


TO LET



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

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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.

MARTIN & CO



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		
69-80	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_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