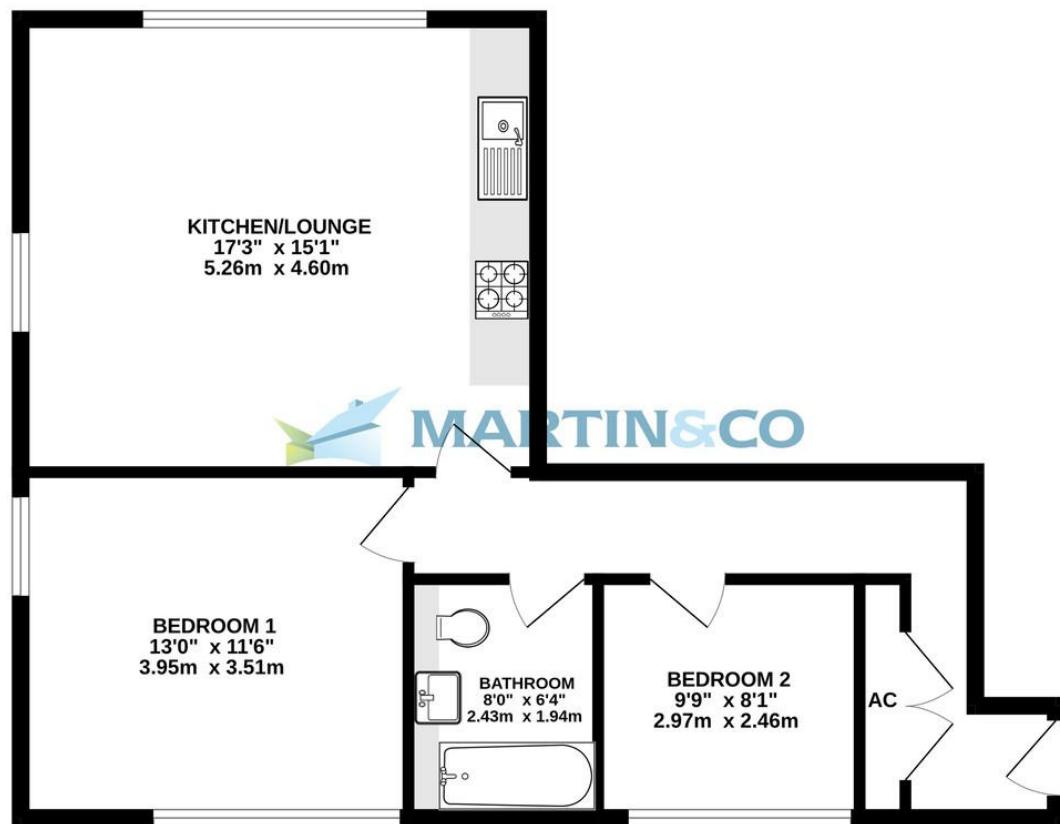


# TO LET



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**  
26 London Street Basingstoke • RG21 7PG  
T: 01256-859960 • E: [basingstoke@martinco.com](mailto:basingstoke@martinco.com)

**01256-859960**

**MARTIN&CO**

**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.



**Haymarket House, Wote Street, RG21 7NL**

**2 Bedrooms, 1 Bathroom, Apartment**

**£1,400 pcm**

**MARTIN&CO**



## Wote Street

Apartment,  
2 bedroom, 1 bathroom

£1,400 pcm

Date available: 2nd February 2026

Deposit: £1,615

Unfurnished

Council Tax band: B

- Two Double Bedrooms
- Modern Open Plan Kitchen Lounge
- Contemporary Fitted Kitchen With Appliances
- Stylish Fully Tiled Bathroom
- Recessed Ceiling Lighting
- Gas Central Heating
- Communal Roof Terrace

A modern two double bedroom apartment built just over a year ago, located in Basingstoke town centre close to Festival Place and the train station. Featuring an open plan kitchen lounge, contemporary bathroom, gas heating and a communal roof terrace.

**HALLWAY** A welcoming entrance hall providing access to all principal rooms. Fitted with laminate flooring, a security entry phone system and a built in storage cupboard, offering useful space for coats and household items. The layout gives a good sense of separation between the living accommodation and bedrooms.

**KITCHEN/LOUNGE** 17' 3" x 15' 1" (5.26m x 4.6m) A bright and well arranged open plan kitchen and living space, finished with laminate flooring and recessed ceiling lighting throughout. The room offers clear zones for both seating and dining, with wide windows along

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		



one wall providing excellent natural light.

The kitchen area is fitted with a modern range of gloss fronted wall and base units with marble effect work surfaces and matching splashbacks. Integrated appliances include an oven, four ring gas hob with extractor above, washing machine and fridge freezer. The layout is practical and efficient, with good worktop space and storage.

**BEDROOM 1** 13' 0" x 11' 6" (3.95m x 3.51m) A spacious double bedroom with wide windows providing excellent natural light. Finished with laminate flooring, recessed ceiling lighting and a radiator, the room offers ample space for a double bed and additional bedroom furniture, with a simple and practical layout

**BEDROOM 2** 9' 9" x 8' 1" (2.97m x 2.46m) A well proportioned second double bedroom with wide windows providing good natural light. Finished with laminate flooring, recessed ceiling lighting and a radiator

**BATHROOM** A modern bathroom fitted with a panelled bath and shower over, wash hand basin set within a vanity unit and a low level WC. Finished with fully tiled walls and floor, recessed ceiling lighting and a mirrored wall cabinet, creating a clean and contemporary space

**COMMUNAL ROOF TERRACE** On the first floor of the building, there is a shared communal roof terrace.

**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



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

NO PARKING