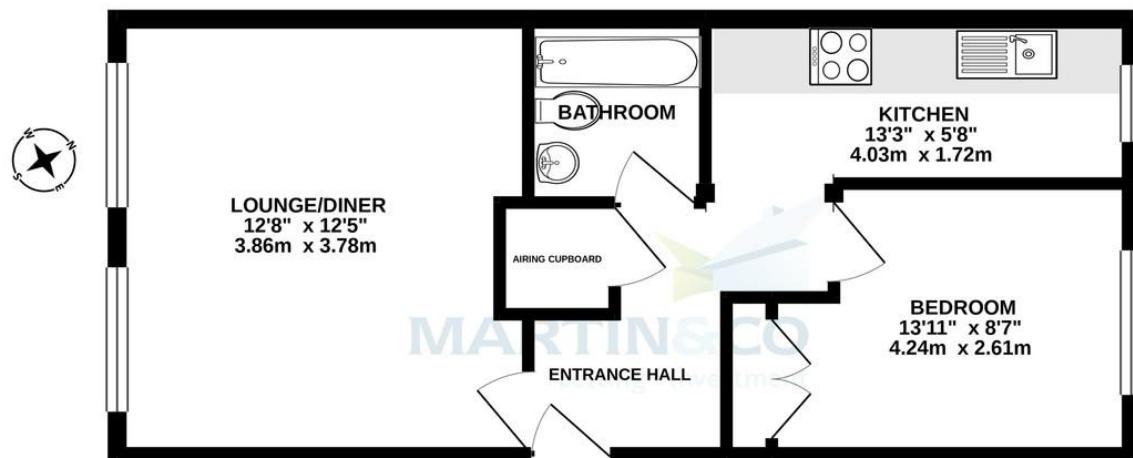


1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 427 sq.ft. (39.7 sq.m.) approx.  
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, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TO LET



**Martin & Co Basingstoke**  
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**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.



## Town Centre

1 Bedroom, 1 Bathroom, Apartment

£850 pcm

**MARTIN&CO**



## Town Centre

Apartment,  
1 bedroom, 1 bathroom

£850 pcm

Date available: 22nd March 2025

Deposit: £980

Unfurnished

Council Tax band: B

- Unfurnished
- One Double Bedroom
- Large Lounge/Diner
- Good Size Kitchen
- Bathroom with Shower
- Allocated Parking

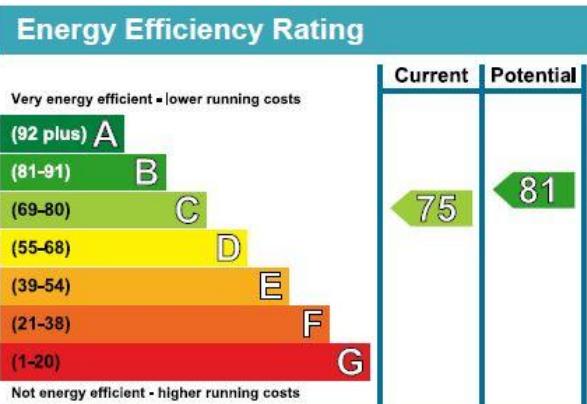
AVAILABLE WITH DEPOSIT FREE OPTION. A large first floor apartment located in the town centre with allocated parking for one car. The property has a good size lounge/diner, kitchen with white goods, double bedroom with fitted wardrobes and bathroom with shower.

COMMUNAL FRONT DOOR Stairs to first floor landing. Front door to

ENTRANCE HALL Airing cupboard with storage

LOUNGE/DINER 12' 8" x 12' 5" (3.86m x 3.78m) Two front aspect windows

KITCHEN 13' 3" x 5' 8" (4.03m x 1.72m) Rear aspect double glazed window. Stainless steel sink unit with single cupboard under, further range of matching wall and base units. Built in electric oven, hob with extractor over, under cabinet fridge and freezer and washing machine.



BEDROOM 13' 11" x 8' 7" (4.24m x 2.61m) Rear aspect double glazed window, electric heater and double wardrobe

BATHROOM Panel enclosed bath with electric shower over, vanity sink unit and low level WC.

PARKING Allocated parking for one car.

DEPOSIT FREE OPTION This property is available with a Deposit-Free option which means that instead of paying a traditional five weeks security deposit, you pay a fee of one week's rent + VAT to become a member of Flatfair (a deposit-free renting scheme) which significantly reduces the upfront costs. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damage. More details available at flatfair.co.uk

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\\_1193\\_HO\\_N\\_H\\_Right-to-Rent-Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1193_HO_N_H_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

UNFURNISHED

Minimum Tenancy Term: 12 months Fixed Term

Allocated Parking

