

TOTAL APPROX. FLOOR AREA 336 SQ.FT. (31.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019



Town Centre, Parking at Rear

1 Bedroom, 1 Bathroom, Apartment

£950 pcm

Martin & Co Basingstoke

26 London Street • Basingstoke • RG21 7PG
T: 01256-859960 • E: basingstoke@martinco.com

01256-859960

<http://www.martinco.com>



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, Parking at Rear

Apartment,
1 bedroom, 1 bathroom

£950 pcm

Date available: 31st January 2025

Deposit: £1,096

Part-Furnished

Council Tax band: B

- Apartment in the Town
- Double Bedroom
- Open Plan Kitchen/Living Room
- Large Loft Space
- Parking at the Rear
- Can be PART-FURNISHED or UNFURNISHED
- AVAILABLE WITH DEPOSIT FREE OPTION

AVAILABLE WITH DEPOSIT FREE OPTION.

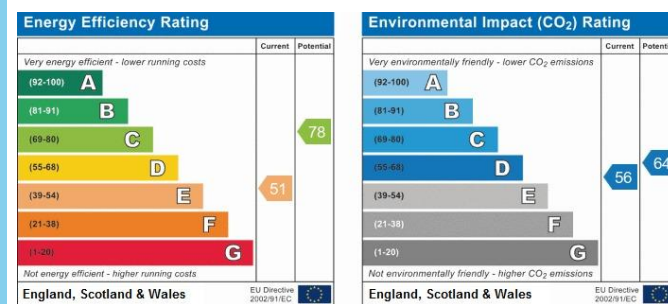
A modern one bedroom first floor flat which has been converted from a Victorian dairy, offered part-furnished or unfurnished.

The property has been meticulously refurbished, replacement uPVC framed double glazed windows, a fully fitted kitchen and parking at the rear

COMMUNAL ENTRANCE (only for Flats A & B). Composite front door, intercom panel for audio door entry, carpeted communal stairs and landing, front door to

LIVING ROOM 16' 0" x 14' 11" (4.9m x 4.5m) Side aspect double glazed window, panel electric radiators, access to the loft space which has an extendable wooden ladder which is a great space for storage.

CLOAKROOM Low level w.c and sink with tiled splash back



KITCHEN AREA Fitted with high gloss white cupboards with complimentary butchers-block work surfaces, inset sink unit, integrated fridge/freezer, built-in 4-ring electric hob, chimney-style cooker extractor hood above, built-in electric oven below, integrated washer/dryer, part tiled 'brick' wall tiling, vinyl flooring

BEDROOM 9' 1" x 8' 9" (2.8m x 2.7m) Double aspect, double glazed corner window, panel heater, built-in wardrobe cupboard

EN-SUITE SHOWER Shower cubicle.

PARKING Parking for 1 car.

DEPOSIT FREE OPTION This property is available with a Deposit-Free option which means that instead of paying a traditional six 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.

Pets

If a tenancy is agreed to include pets, an additional £25 per month in rent will be payable for the duration of the tenancy.

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_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

Council Tax Band: B

Basingstoke and Deane

EPC Rating: E

Minimum Tenancy Term: 12 Months

Can be PART-FURNISHED or UNFURNISHED

Allocated Parking for 1 Car

