

TOTAL APPROX. FLOOR AREA 683 SQ.FT. (63.4 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

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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.



TO LET



Crown Heights

2 Bedrooms, 2 Bathroom, Apartment

£1,200 pcm





Crown Heights

Apartment,
2 bedroom, 2 bathroom

£1,200 pcm

Date available: 14th September 2024
Deposit: £1,384
Furnished
Council Tax band: D

- Two Double Bedrooms
- Large Lounge/Dining Room
- Bathroom and En-Suite
- Kitchen with Appliances
- Roof Terrace
- Underground Parking for One Car

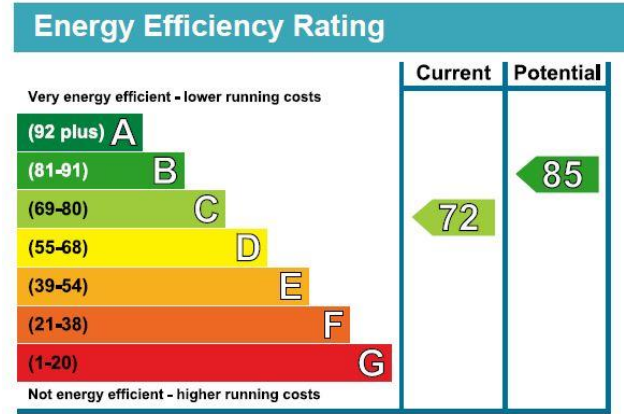
A modern two double bedroom first floor apartment with ROOF TERRACE, located in the heart of Basingstoke and just a short walk from the train station.

Comprising two double bedrooms, lounge/dining room, kitchen with appliances, bathroom and en-suite shower room, roof terrace and underground parking. An early viewing recommended.

HALL Laminate floor, security access phone, electric radiator, storage cupboard and airing cupboard.

LOUNGE/DINING ROOM 19' 4" x 10' 2" (5.9m x 3.1m) Front aspect windows, door to the roof terrace, laminate floor, electric radiator and arch to the kitchen.

KITCHEN 10' 5" x 5' 10" (3.2m x 1.8m) Front aspect window, a range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring electric hob with extractor hood over, washing machine, slimline dishwasher, fridge/freezer, tiled floor and electric radiator.



BEDROOM ONE 10' 5" x 9' 10" (3.2m x 3.0m) Front aspect window, door to the roof terrace, wardrobe, carpet, electric radiator and door to the en-suite.

EN-SUITE SHOWER ROOM 6' 2" x 5' 2" (1.9m x 1.6m) Enclosed shower cubicle, low-level WC, wash hand basin, radiator and tiled floor.

BEDROOM TWO 11' 9" x 8' 10" (3.6m x 2.7m) Front aspect window, wardrobe, carpet and electric radiator.

BATHROOM Bath with shower over, low-level WC, wash hand basin, electric radiator, tiled walls and tiled floor.

ROOF TERRACE Paved roof terrace overlooking the central part of Crown Heights and measuring approximately 12m x 12m offering a rarely available outdoor space.

OUTSIDE Underground parking for 1 car.

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_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: D
EPC Rating D
Minimum Tenancy Term: 12 Months
Rent: £1,200 per month
Deposit: £1,384

