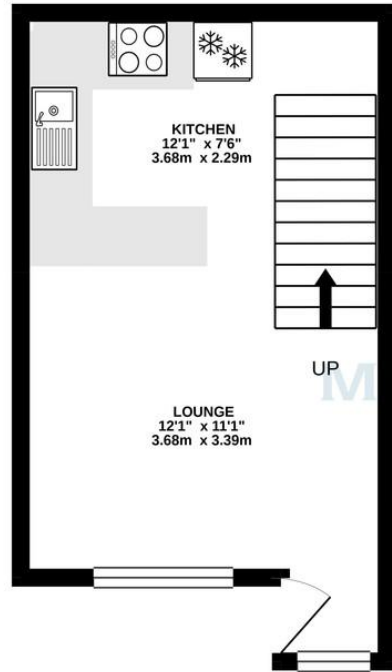
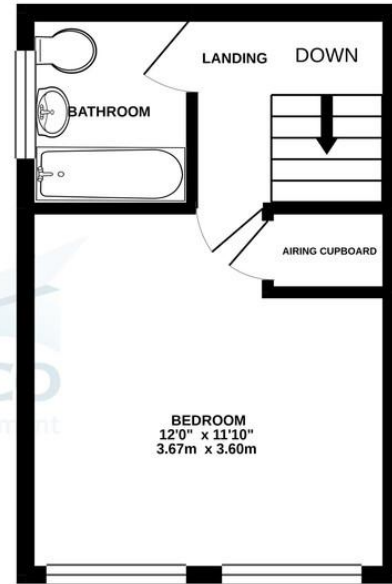


GROUND FLOOR
233 sq.ft. (21.7 sq.m.) approx.

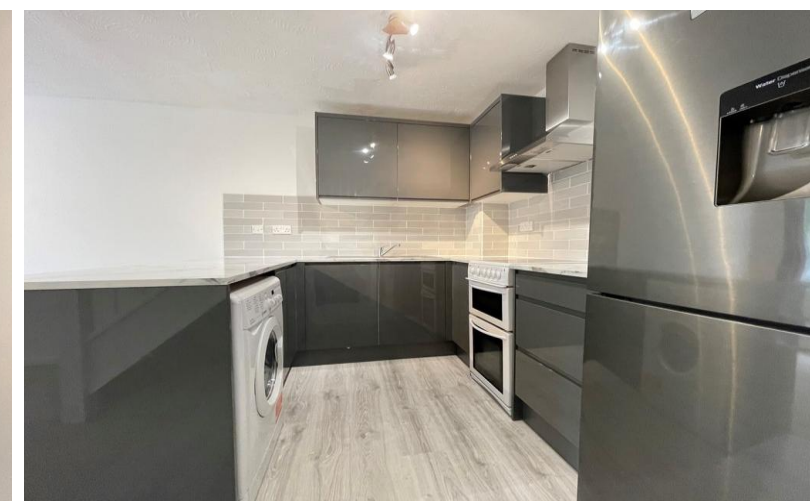


1ST FLOOR
222 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA: 456 sq.ft. (42.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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TO LET



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.



St Nicholas Court, Basingstoke, RG22 6US

1 Bedroom, 1 Bathroom, House

£900 pcm





South Ham

House,
1 bedroom, 1 bathroom

£900 pcm

Date available: 4th July 2024

Deposit: £1,038

Unfurnished

Council Tax band: B

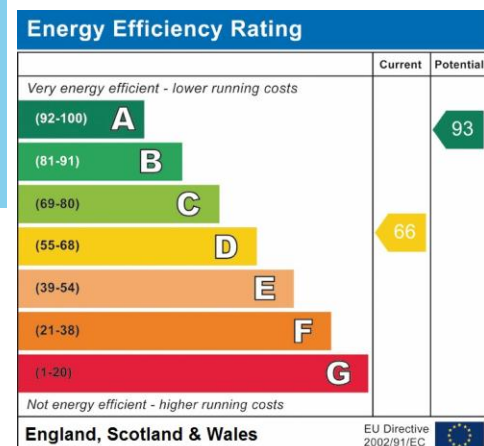
- Re-Fitted Kitchen
- Re-Fitted Bathroom
- Open Plan Kitchen/Lounge
- Double Bedroom
- Parking in Front

A one-bedroom terrace house in a popular location. The property has a re-fitted kitchen and a good-sized bedroom. There is a re-fitted bathroom with an electric shower over and allocated parking in front of the property. Walk-through video

DOUBLE GLAZED DOOR TO

LOUNGE 12'1 x 11'1 (3.7m x 3.4m) Two front aspect double glazed windows, storage heater and stairs to first floor.

KITCHEN 12'1 x 7'6 (3.7m x 2.3m) Re-fitted kitchen with a stainless steel sink unit with a single drainer with single drainer unit. Further range of matching cupboards and drawers, electric cooker with extractor over, fridge/freezer and washer/dryer. There is part-tiled walls and a storage area under the stairs.



FIRST FLOOR LANDING Access to loft via hatch and storage heater.

BEDROOM 12' x 11'10 (3.7m x 3.6m) Two front aspect double glazed windows, newly fitted carpets and panel heater. There is also the airing cupboard.

RE-FITTED BATHROOM Panelled enclosed bath with mixer taps with electric shower over and glass shower screen, pedestal wash hand basin and low level W.C. This is an extractor and part tiled walls.

GARDEN Small area to the front. Meter shed

PARKING

Parking directly in front of the property.

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_1_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 D

Council Tax Band: B

Minimum Tenancy Term: 12 Months FIXED term

Rent: £900 per month

Deposit: £1038