

GROUND FLOOR

**1ST FLOOR** 

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

01256-859960 Martin & Co Basingstoke 26 London Street • • Basingstoke • RG21 7PG T: 01256-859960 • E: basingstoke@martinco.com http://www.martinco.com



The Property Ombudsmar

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 particulars. They may however be available by separate negotiate n

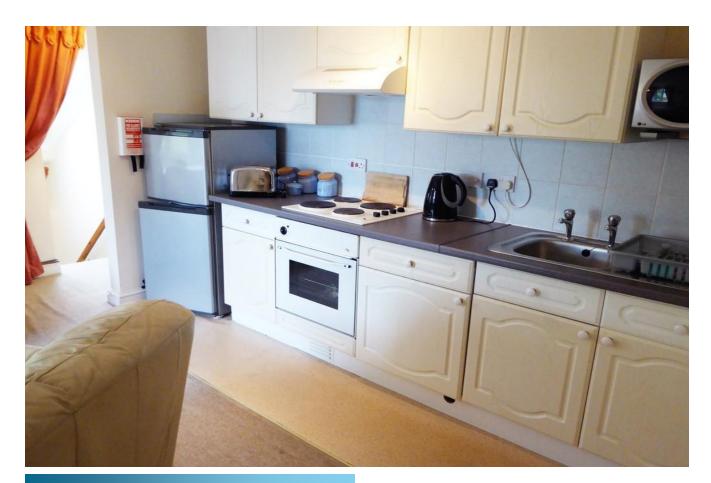


## Bailey House, The Harrow Way, RG22 4GJ

1 Bedroom, 1 Bathroom, Apartment

£975 pcm





## The Harrow Way

Apartment, 1 bedroom, 1 bathroom

## £975 pcm

Date available: Now Deposit: £1,125 Furnished Council Tax band: B

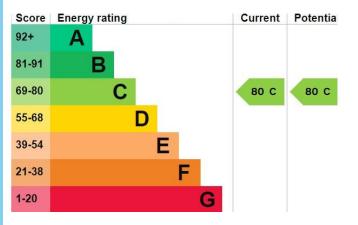
- Large First Floor Apartment
- Open Plan Kitchen/Lounge
- Double Bedroom with Wardrobes
- Gas Central Heating
- Allocated Parking for One Car
- Visitor Parking

Suitable for a single person is this large first floor apartment which is furnished.

The property has a 14'8 Living room/kitchen, a 11'6 bedroom with build in wardrobes and a good size bathroom. The property has gas central heating and allocated parking.

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 MATERIAL INFORMATION may result in you losing your holding deposit. An extension to the deadline may be entered into if agreed Council Tax Band: B 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/upl oads/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

Minimum Tenancy Term: 12 Months Rent: £975 per month Deposit: £1125