



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
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TO LET



Churchill Place

1 Bedroom, 1 Bathroom, Brand New Apartment

£900 pcm





Churchill Place

Apartment,
1 bedroom, 1 bathroom

£900 pcm

Date available: 16/11/2019

Deposit: £1,067

Furnished

Council Tax Band B

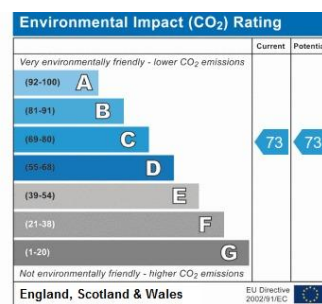
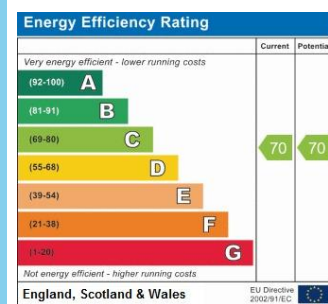
- Brand 5th Floor Apartment
- Underground Parking for 1 Car
- Kitchen Area with Dishwasher
- Large Lounge
- Double Bedroom with Wardrobes
- Underground Parking for One Car
- 24 Hour Concierge

Brand new 5th floor apartment which comes with underground parking. The property has far reaching views over the town centre. The stunning development also boasts direct and private access for residents to the Festival Shopping centre; featuring premium shops, restaurants and bars; as well as direct access to Basingstoke train station, making the apartments perfect for commuters

COMMUNAL ENTRANCE Impressive and spacious entrance hall, lifts to apartment and stairs are also available. The reception has a 24 hour concierge. There is a post room and door to communal grounds

Hardwood veneered, solid core entrance door with spy hole

HALLWAY Wood effect flooring, video intercom entry system, down lights and door to airing cupboard.



LIVING ROOM/KITCHEN 20'4 x 14'6 (6.2m x 4.4m) Large feature windows (south facing) with fitted blinds over looking the town centre, wood effect flooring, electric heaters with individual controls. The kitchen area has a full size fridge/freezer, integrated dishwasher, integrated washer/dryer, built in combination microwave oven. There is a stainless steel sink unit with cupboard under, further range of matching cupboards and drawer unit.

BEDROOM 10'11 x 9'10 (3.3m x 3.0m) Double glazed windows with fitted blinds, double wardrobe, carpet and electric heater

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

GATED PARKING Secure allocated parking for one car, communal grounds and access to Festival Place via a pedestrian bridge.

FEES 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.

