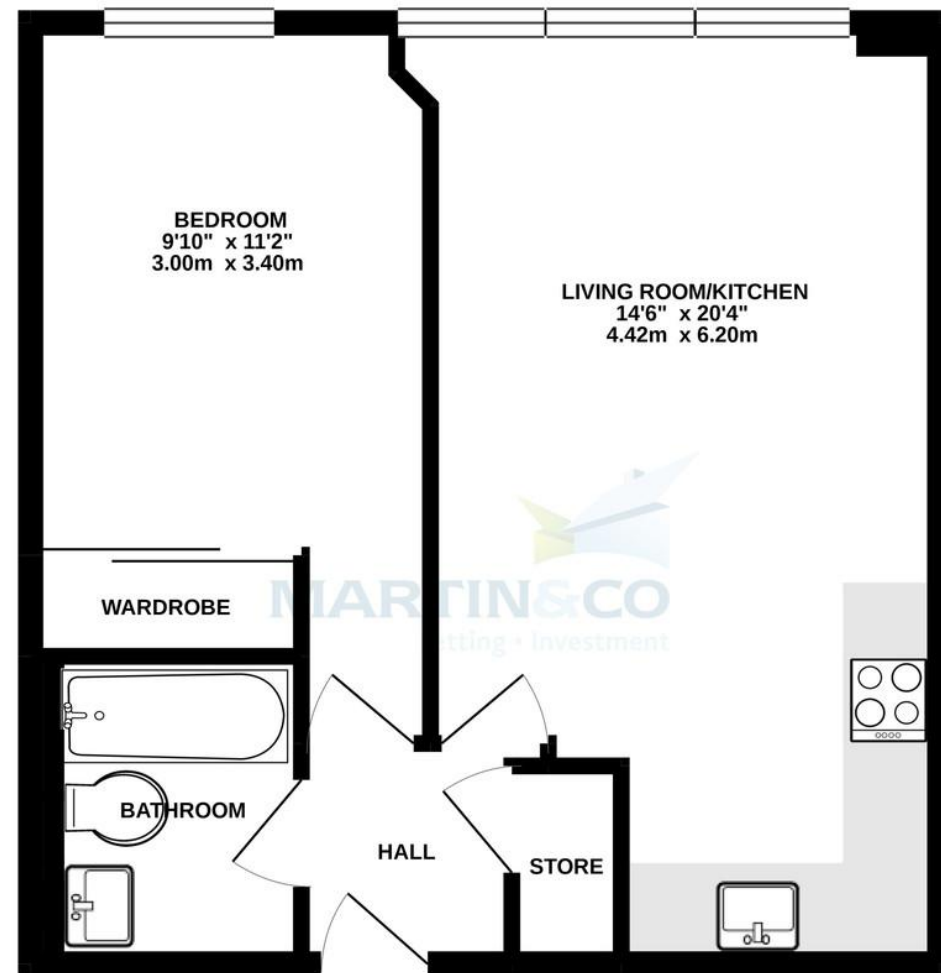


2ND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 463 sq.ft. (43.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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



Churchill Place

1 Bedroom, 1 Bathroom, Apartment

£1,100 pcm





Churchill Place

Apartment,
1 bedroom, 1 bathroom

£1,100 pcm

Date available: 27th September 2025
Deposit: £1,269
Unfurnished
Council Tax band: B

- 2nd Floor Apartment
- Large West Facing Living Room
- Kitchen Area with Dishwasher
- Double Bedroom with Wardrobes
- Bathroom with Shower
- Underground Parking for One Car
- 24 Hour Concierge

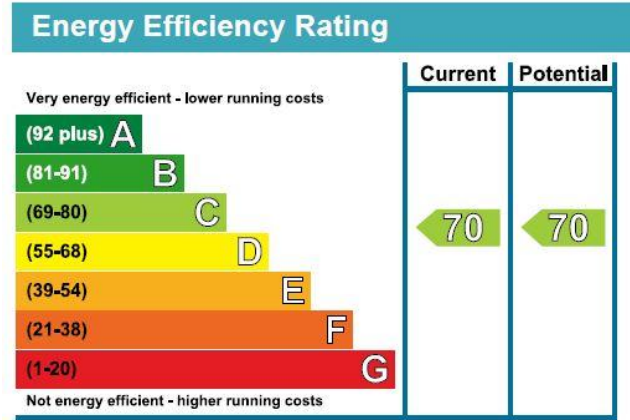
A 2nd floor apartment which is available unfurnished. The apartment has three large windows in the 20'4 living room/kitchen. The property comes with parking for 1 car. If you're looking for a fantastic quality of life, look no further than Churchill Place. Located in the heart of Basingstoke, with a private, direct connection to Festival Shopping Centre

COMMUNAL ENTRANCE Impressive and spacious entrance hall, lifts to apartment. 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, downlights and door to airing cupboard

LIVING ROOM/KITCHEN 20'4 x 14'6 (6.2m x 4.4m) Large feature double glazed windows (west facing) with fitted blinds, 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 11'2 x 9'10 (3.4m x 3.0m) Double glazed windows with fitted blinds, double wardrobe, carpet and electric heater

BATHROOM Enclosed bath with mixer taps and shower attachment with glass shower screen, low level W.C and vanity sink unit, part- tiled walls and towel radiator.

SECURE PARKING Gated parking under the building with CCTV. There is allocated space 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: B
Basingstoke and Deane
EPC Rating: C
Minimum Tenancy Term: 12 Months
UNFURNISHED
Parking for 1 car