

TOTAL APPROX. FLOOR AREA 424 SQ.FT. (39.4 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 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 ©2018

**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.



**TO LET**



**Flaxfield Court, Basingstoke, RG21 8FX**

1 Bedroom, 1 Bathroom,

Ground Floor Apartment with a Garden

**£950 pcm**







## Flaxfield Court

Ground Floor Apartment with a Garden,  
1 bedroom, 1 bathroom

£950 pcm

Date available: 1st May 2024

Deposit: £1,096

Unfurnished

Council Tax band: B

- Ground Floor Apartment
- Enclosed Garden
- Parking Directly in Front for 1 Car
- Double Bedroom
- Sorry No Pets

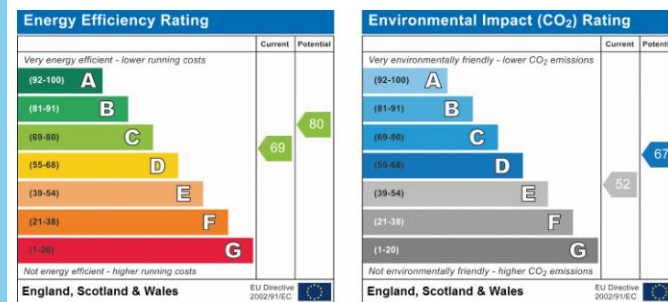
A ground floor apartment which comes with parking for one car directly in front of the property. The property has a fully enclosed garden which is accessed from the kitchen. There is a double bedroom, modern kitchen and bathroom. Sorry No Pets or Children.

ENTRANCE HALL Fuse box and part glazed door to

LOUNGE 12'6 x 12'6 (3.8m x 3.8m) Front aspect double glazed window, laminate flooring and storage heater.

INNER HALL Laminate flooring, large airing with hot water cylinder and cold water tank, there is also fitted shelving.

BATHROOM Side aspect frosted window, tiled enclosed bath with mixer taps and shower over with retractable shower screen, vanity sink unit, low level W.C,



half tiled walls and wall heater.

KITCHEN 13'2 x 5'8 (4.0m x 1.7m) Rear aspect UPVC double window. Kitchen comprises of a stainless steel sink unit with single drainer and cupboard under, further range of matching cupboards, larder and draw unit. There is a built stainless steel oven, with electric hob and extractor over, there is a under cabinet fridge and freezer, part-tiled walls, washing machine, wall heater and UPVC double glazed door to garden.

BEDROOM 13'3 x 8'8 (4.0m x 2.6m) Rear aspect UPVC double glazed window, electric heater, newly fitted carpet and double built in wardrobe.

OUTSIDE

FRONT Enclosed front garden which is paved.

REAR Fully enclosed garden which is paved, there is a timber shed.

PARKING

Parking for one car 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](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 C

Council Tax Band: B

Minimum Tenancy Term: 12 Months FIXED term

Rent: £950 per month

Deposit: £1096