

TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.1 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
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TO LET



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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 for 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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision



Chequers Road, Basingstoke, RG21 7PU

1 Bedroom, 1 Bathroom, Ground Floor Apartment

£715 pcm





Town Centre

Ground Floor Apartment,
1 bedroom, 1 bathroom

£715 pcm

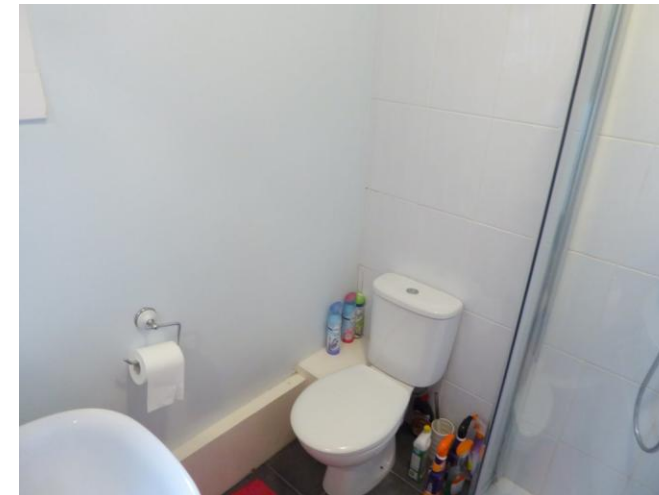
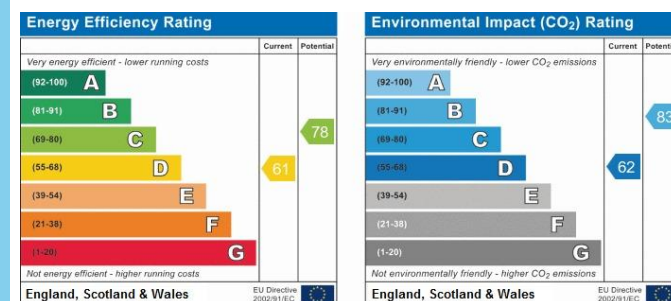
Date available: Available Now
Deposit: £825
Unfurnished

- Ground Floor Apartment
- Open Plan Kitchen/Lounge
- Kitchen with Appliances
- Large Double Bedroom
- Shower Room
- Gas Central Heating

A one bedroom unfurnished ground floor apartment within walking distance of Basingstoke town centre and railway station. The accommodation comprises: Lounge/Kitchen (with appliances), double bedroom with en-suite shower room and gas central heating. The property is located in one of the premier roads in the town centre.

FRONT DOOR TO

RECEPTION ROOM 18' 7" x 14' 10" (5.7m x 4.5m) Living area has a front aspect sash window, thermostat control for central heating. In the kitchen area there is dual aspect sash windows 1 1/2 bowl stainless steel sink unit with mixer taps with single cupboard under, further range of matching cupboards and drawers. There is a built in electric oven with gas hob, freestanding washing machine and fridge/freezer. There is a wall mounted gas boiler, radiator and part-



tiled walls.

BEDROOM 13' 11" x 10' 10" (4.2m x 3.3m) Front aspect sash window. radiator, built in cupboard and built in wardrobe.

SHOWER ROOM Rear aspect double glazed window. Corner shower cubicle, vanity wash hand basin, low level W.C. There is a towel radiator, part-tiled walls and extractor fan.

SERVICES The landlord will charge for your electric which is done via a sub meter and the council tax share of £82.88 per month. You will pay the other bills directly to the companies

PARKING If you need parking this is available for an extra £50 per month

DEPOSIT FREE OPTION This property is available with a Deposit-Free option which means that instead of paying a traditional six weeks security deposit, you pay a fee of one week's rent + VAT to become a member of Flatfair (a deposit-free renting scheme) which significantly reduces the upfront costs. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damage. More details available at flatfair.co.uk

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/573057/61193_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