



GROUND FLOOR
APPROX. FLOOR
AREA 44 SQ.FT.
(4.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 494 SQ.FT.
(45.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 538 SQ.FT. (50.0 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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Gander Drive

1 Bedroom, 1 Bathroom, Maisonette

£950 pcm

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.





Gander Drive

Maisonette,
1 bedroom, 1 bathroom

£950 pcm

Date available: 10th February 2025

Deposit: £1,096

Unfurnished

Council Tax band: B

- First Floor Maisonette
- Modern Kitchen
- Modern Bathroom
- Double Bedroom Area with Wardrobe
- Modern Décor
- Two Allocated Parking Spaces

An immaculate first floor maisonette in Rooksdown close to the hospital. The property has modern decor, modern kitchen with plenty of units and white goods, double bedroom with built in wardrobe, modern bathroom, TWO allocated parking spaces.

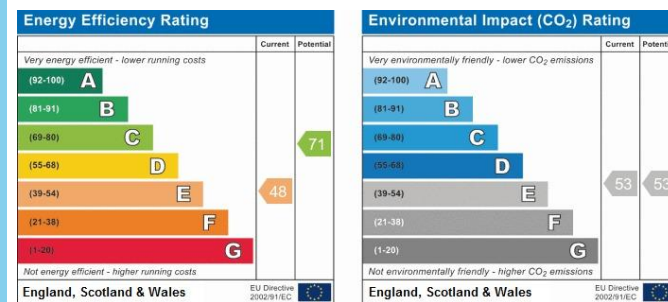
PATH LEADING TO

COVERED ENTRANCE PORCH Double Glazed door to

LOWER ENTRANCE Fitted mat, fuse box and stairs to first floor.

LIVING ROOM 17' 9" x 11' 6" (5.4m x 3.5m) Dual aspect, two electric heaters, airing cupboard and carpeted flooring

KITCHEN 8' 2" x 6' 7" (2.5m x 2m) Side aspect window, re-fitted kitchen with stainless steel sink with single cupboard under, further range of matching cupboards and drawers. There is built in electric oven with hob, washing machine and under cabinet fridge with icebox.



BEDROOM 10' 4" x 9' 6" (3.1m x 2.9m) Front aspect window, electric heater and large wardrobe. Carpeted flooring

BATHROOM Side aspect window, panelled enclosed bath with mixer tap with shower over, vanity sink unit and low level w.c. mostly tiled walls and wall heater.

PARKING Two allocated spaces

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: E

Minimum Tenancy Term: 12 Months

Two Parking Spaces