

TOTAL APPROX. FLOOR AREA 577 SQ.FT. (53.6 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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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.

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TO LET



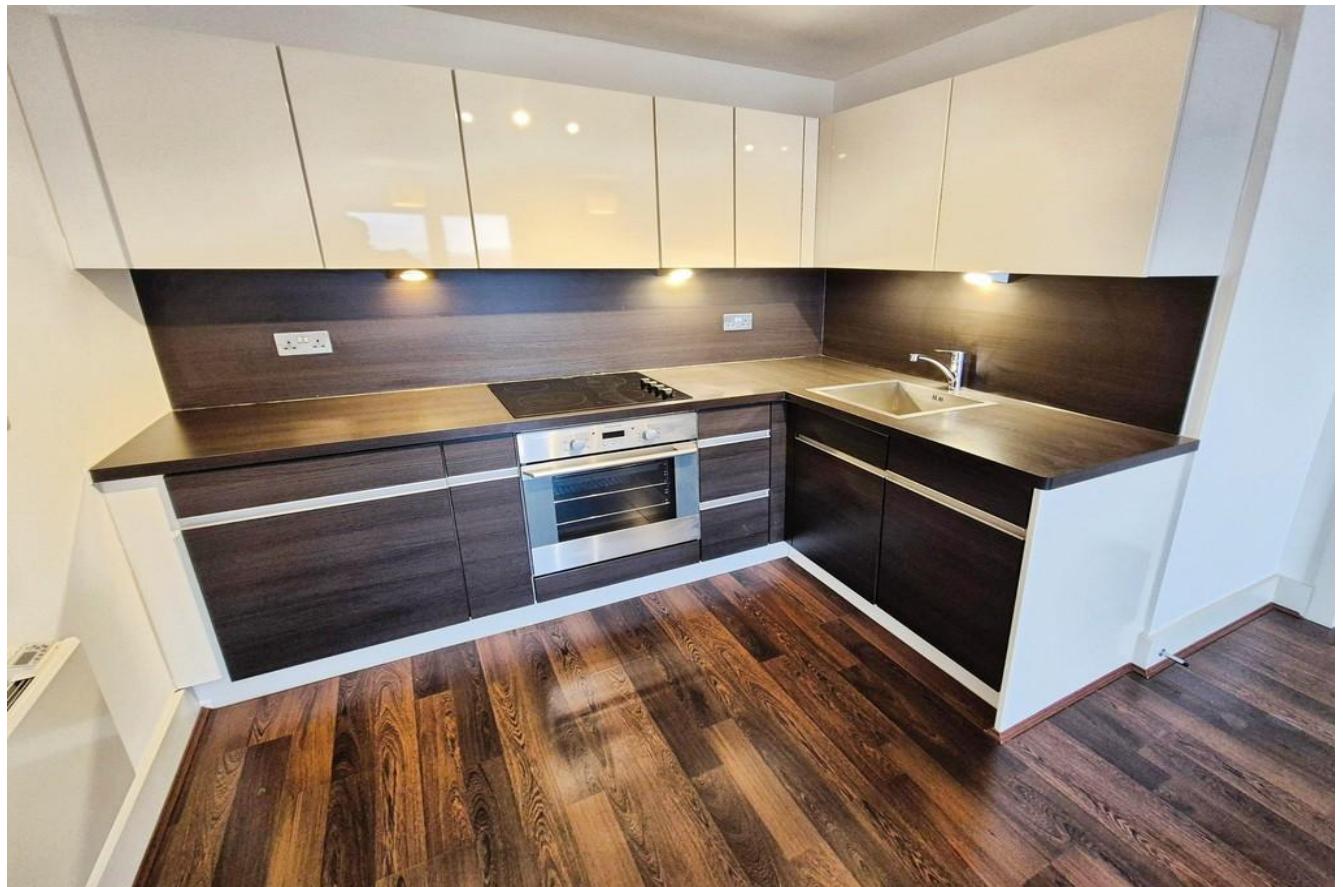
Skyline Plaza

1 Bedroom, 1 Bathroom, 15th Floor Apartment

£1,195 pcm

MARTIN&CO





Skyline Plaza

15th Floor Apartment,
1 bedroom, 1 bathroom

£1,195 pcm

Date available: Now

Deposit: £1,378

Unfurnished

Council Tax band: B

- One Double Bedroom
- Open Plan Living/Kitchen
- Kitchen with a Dishwasher
- Dressing Room
- Study Area
- Views over Basingstoke
- Underground Parking

A 15th floor unfurnished apartment which has a dressing room, study and a fully fitted kitchen with white goods including a dishwasher. The property has many features and is the largest one bedroom layout. There is secure UNDERGROUND PARKING.

COMMUNAL ENTRANCE Stairs and lifts to all floors. There is also an intercom system

ENTRANCE HALL Double sized airing cupboard with washer/dryer and hot water cylinder, laminate flooring, electric heater and intercom phone.

LOUNGE/KITCHEN 20'4 x 12'4 (6.2m x 3.8m) Double glazed window overlooking Basingstoke, the living area has laminate flooring, TV/SKY point. In the kitchen area there is stainless steel sink unit with cupboard under, range of matching cupboards and draws integral fridge with ice box and dishwasher, built in electric oven, hob with extractor over. There is under cabinet lighting and electric heater

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



BEDROOM 11'2 x 9'9 (3.4m x 3.0m) Double glazed window, carpet and arch to dressing area and study area

STUDY AREA 7'9 x 5'4 (2.4m x 1.6m) Carpet

DRESSING ROOM 7'9 x 5'4 (2.4m x 1.6m) Wardrobe and chest of drawers

BATHROOM Panelled enclosed bath with mixer taps and shower attachment, wall hung sink unit and low level W.C. There are part-tiled walls, shaver point, tiled floor, towel radiator and extractor fan.

PARKING Gated parking located under the building 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_N_H_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

KEY FACTS FOR RENTERS

Council Tax Band: B

Basingstoke and Deane

EPC RATING: C

Minimum Tenancy Term: 12 Months

UNFURNISHED

Allocated Parking

