

TOTAL APPROX. FLOOR AREA 562 SQ.FT. (52.2 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 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.



**Netherfield Place**

**2 Bedrooms, 1 Bathroom, Apartment**

**£1,350 pcm**

**MARTIN&CO**



## Netherfield Place

Apartment,  
2 bedroom, 1 bathroom

£1,350 pcm

Date available: 20th January 2026

Deposit: £1,557

Unfurnished

Council Tax band: B

- Top Floor Apartment
- Two Double Bedrooms
- Good Size Living Room
- Kitchen with a Dishwasher
- Gas Central Heating
- Double Glazing
- Allocated Parking

A TWO double bedroom top floor unfurnished apartment located next to the Hospital. The property has a good size lounge with open plan kitchen with white goods. There is double glazing, gas central heating and allocated parking.

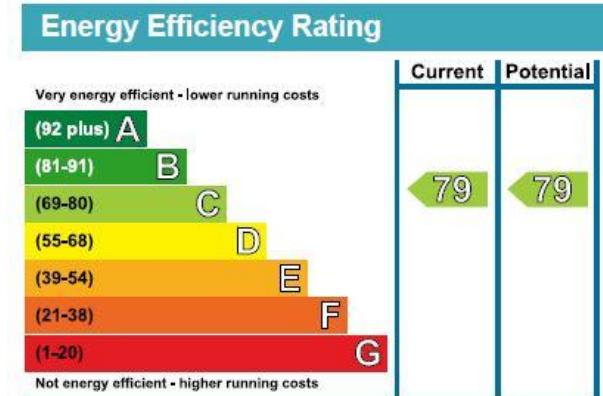
COMMUNAL ENTRANCE HALL Stairs and lifts to all floors and door to rear with gated parking. There is a intercom and individual post boxes

### FRONT DOOR TO

ENTRANCE HALL Two storage cupboards, fuse box, phone point, smoke alarm and intercom.

LOUNGE/DINER 14' 10" x 10' 11" (4.5m x 3.3m) Front aspect double window and door to Juliette balcony, radiator, phone point and thermostat

KITCHEN 11' 0" x 5' 6" (3.4m x 1.7m) Stainless steel sink unit with single drainer and cupboard under, further range of matching cupboards and drawer unit. There is an electric



oven, gas hob with extractor over, freestanding washing machine, washer/dryer and dishwasher. There are part-tiled walls and wall mounted gas boiler

BEDROOM 1 14' 9" x 8' 2" (4.5m x 2.5m) Front aspect double glazed window and radiator.

BEDROOM 2 10' 11" x 8' 2" (3.3m x 2.5m) Rear aspect double glazed window and radiator

BATHROOM Panelled enclosed bath with mixer taps and shower attachment with glass shower screen with tiled surround, wall hung sink unit with tiled splash back and low level W.C. There is an extractor and radiator.

PARKING Allocated bay for 1 car, plus visitor parking

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](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 for 1 Car

