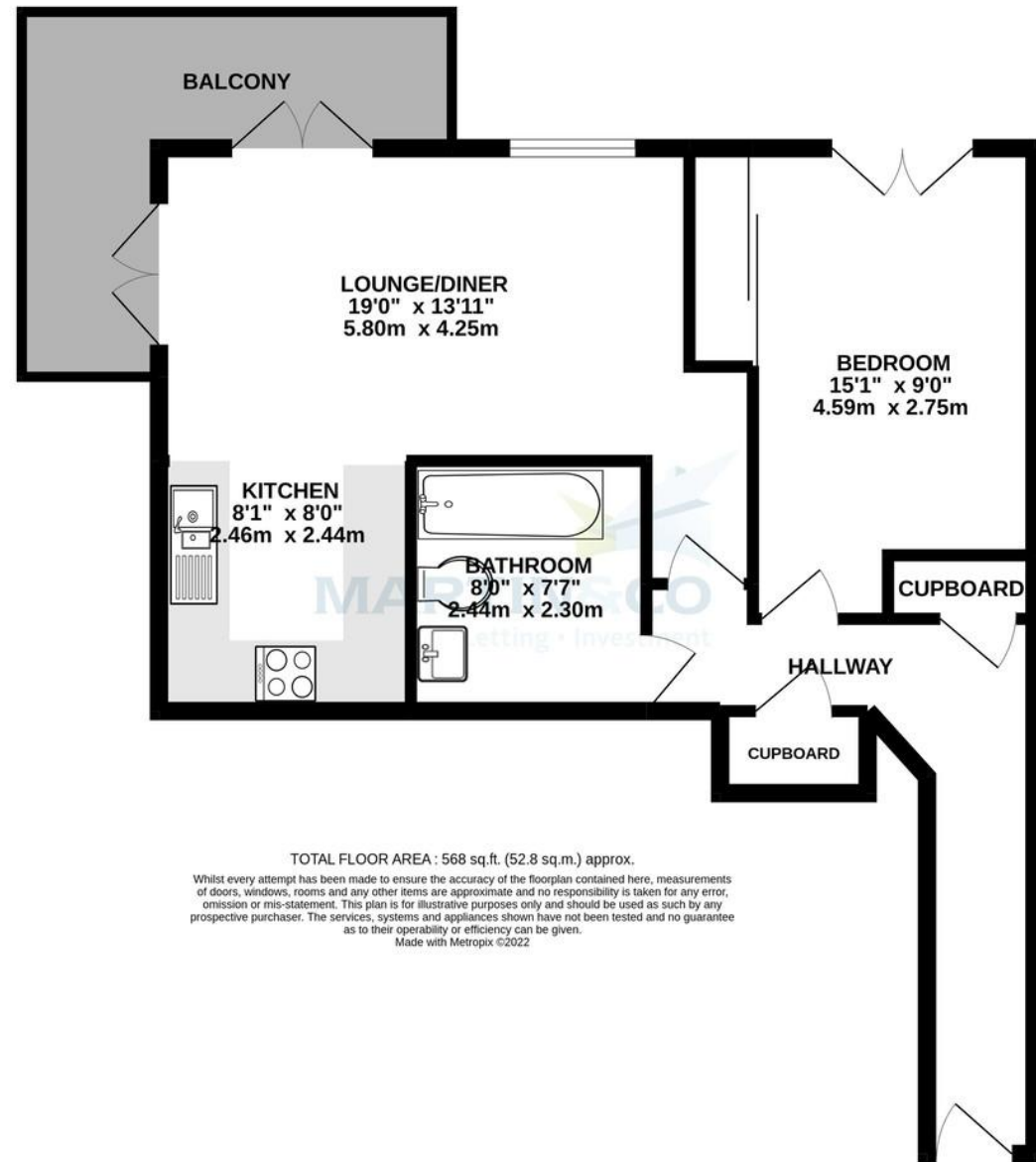


568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2022

TO LET



Martin & Co Basingstoke
 26 London Street • Basingstoke • RG21 7PG
 T: 01256-859960 • E: basingstoke@martinco.com <http://www.martinco.com>

01256-859960



Winterthur Way

1 Bedroom, 1 Bathroom, Apartment

£1,100 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.





Winterthur Way

Apartment,
1 bedroom, 1 bathroom

£1,100 pcm

Date available: 18th July 2026

Deposit: £1,269

Furnished

Council Tax band: C

- Furnished
- One Double Bedroom
- Large Living Room
- Kitchen with White Goods
- Balcony
- Allocated Parking
- Deposit Free Option

AVAILABLE WITH DEPOSIT FREE OPTION.

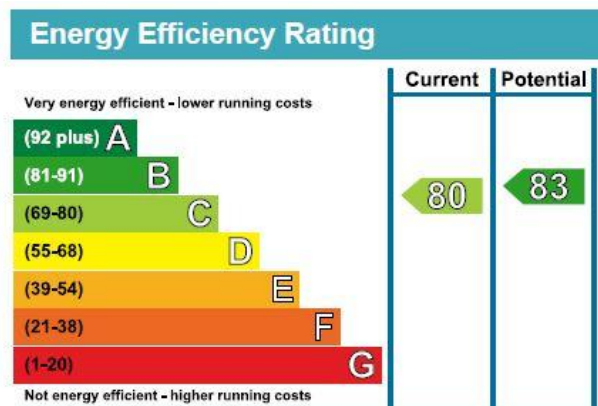
A spacious apartment located within easy reach of mainline station in sought after development. The property has a large open plan lounge/kitchen with a corner balcony. There are features within the apartment including a built in dishwasher, wood effect flooring, double glazed windows and allocated parking

DOOR ENTRY SYSTEM Lifts & stairs to all floors, door to

ENTRANCE HALL Laminate flooring, storage cupboard, airing cupboard and phone intercom.

LOUNGE/DINER 19' 0" x 13' 11" (5.8m x 4.3m) Double glazed doors & windows to wrap around balcony, storage heater, television points, aerial point, power points, laminate flooring, open plan living.

KITCHEN 8' 1" x 8' 0" (2.5m x 2.4m) Comprising a range of eye & base level fitted units with roll top work surfaces, 4-ring electric hob with extractor over, eye level electric oven, integral fridge/freezer, integral dishwasher, built in washing machine, 1.5 bowl sink unit with mixer tap, part tiled walls, laminate flooring, double glazed window.



BEDROOM 15' 1" x 9' 0" (4.6m x 2.8m) Double glazed Juliette balcony, double wardrobe and electric heater.

BATHROOM Three piece bathroom suite comprising panel enclosed bath with shower over, low level w.c., pedestal wash hand basin with mixer tap, part tiled walls, heated towel rail, spotlighting, extractor fan, shaver point, laminate flooring.

PARKING Allocated Parking 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 aforementioned 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.

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

KEY FACTS FOR RENTERS

Council Tax Band: C

Basingstoke and Deane

EPC Rating: C

FURNISHED

Allocated Parking for 1 Car

