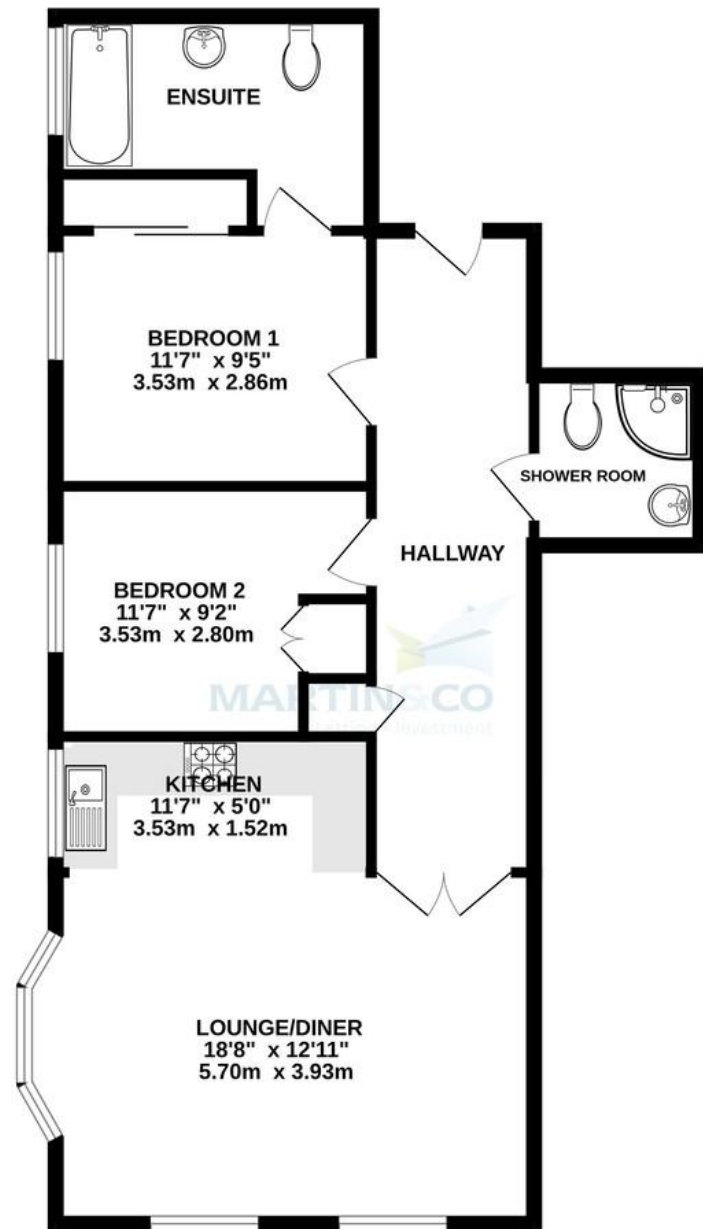


WESTLANDS HOUSE, BOUNTY
ROAD
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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.
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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.



TO LET



Bounty Road

2 Bedrooms, 2 Bathroom, Apartment

£1,450 pcm





Bounty Road

Apartment,
2 bedroom, 2 bathroom

£1,450 pcm

Date available: 29th September 2026
Deposit: £1,673
Furnished
Council Tax band: D

- Furnished
- Two Double Bedrooms
- En-Suite
- Large Living Room
- Fully Fitted Kitchen
- Underground Parking

A 2 bedroom apartment that is furnished. There is a large lounge/diner with an open-plan kitchen which is spacious, modern, and fully fitted with built-in appliances including a dishwasher. The property has underground secure parking and visitor parking.

COMMUNAL FRONT DOOR Post Boxes, intercom and door to communal hallway.

COMMUNAL HALLWAY Stairs and lifts

HALLWAY Airing cupboard with hot water cylinder and shelving, radiator and double doors to lounge/diner

LOUNGE/DINER 18' 8" x 12' 11" (5.70m x 3.93m) Dual aspect double glazed windows and radiator. Arch to

KITCHEN 11' 7" x 5' 0" (3.53m x 1.52m) There is a 1 1/2 bowl stainless steel sink unit with sink unit with drainer with a cupboard under, and a further range of matching cupboards and drawers. There is a built-in microwave, built-in double oven with gas hob with extractor over, integrated slimline dishwasher, built-in washer/dryer, and built-in fridge/freezer. There are also part-tiled walls and tiled flooring.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



BEDROOM ONE 11' 6" x 9' 4" (3.53m x 2.86m) Double-glazed windows and built-wardrobes. . There is also a radiator and door.

ENSUITE BATHROOM Double glazed window, panelled enclosed bath with shower over, pedestal wash basin, low level W.C and tiled flooring. The room also has a towel radiator and extractor fan

BEDROOM TWO 11' 6" x 9' 2" (3.53m x 2.80m) Double glazed window, radiator and wardrobe.

SHOWER ROOM Double glazed window, corner shower cubicle, low-level W.C, pedestal wash hand basin, towel radiator, tiled flooring, part-tiled walls and extractor

PARKING Allocated parking for one car in the gated car park. There is also visitor parking

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/573057/6_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.

KEY FACTS FOR RENTERS
Council Tax Band: D
Basingstoke and Deane
EPC RATING: C
FURNISHED
Secure gated parking for 1 car

