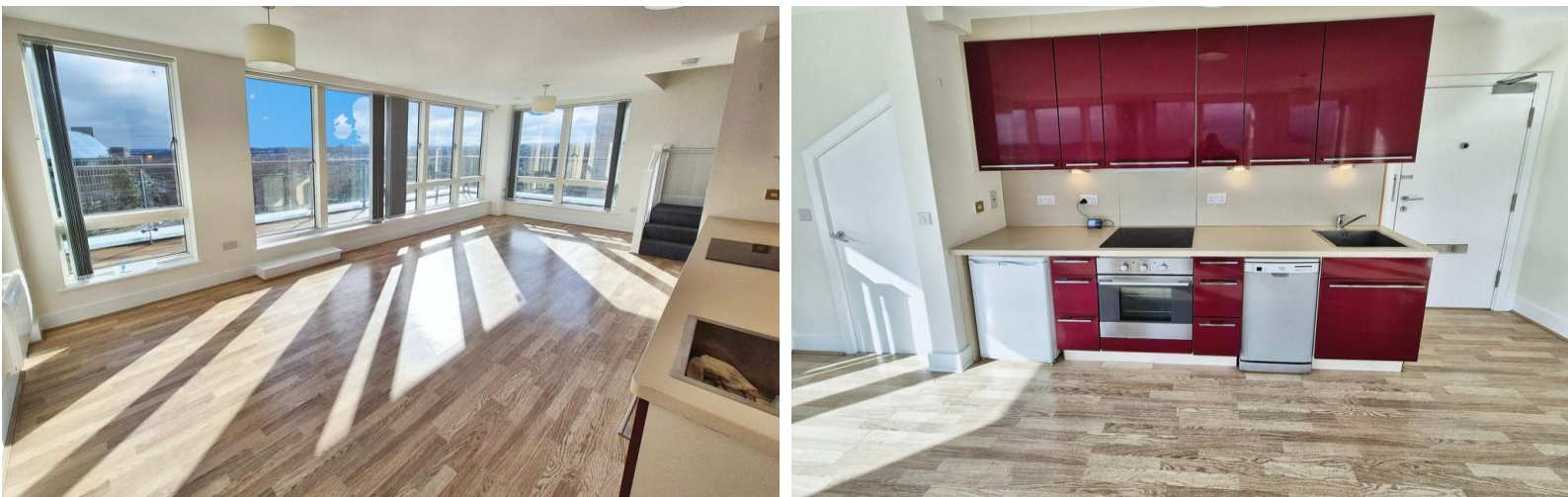




TOTAL FLOOR AREA : 659 sq.ft. (61.2 sq.m.) approx.

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 ©2021



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

**01256-859960**



**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.



## Skyline Plaza

2 Bedrooms, 1 Bathroom, Split-Level Apartment

**£1,550 pcm**





### Skyline Plaza

Split Level Apartment,  
2 bedroom, 1 bathroom

£1,550 pcm

Date available: 15th March 2025  
Deposit: £1,788  
Unfurnished  
Council Tax band: C

- Split-Level Apartment
- Town Centre Location
- Two Double Bedrooms
- Large Open Plan Kitchen/Living Room
- Large Corner Balcony
- Modern Bathroom
- Underground Parking

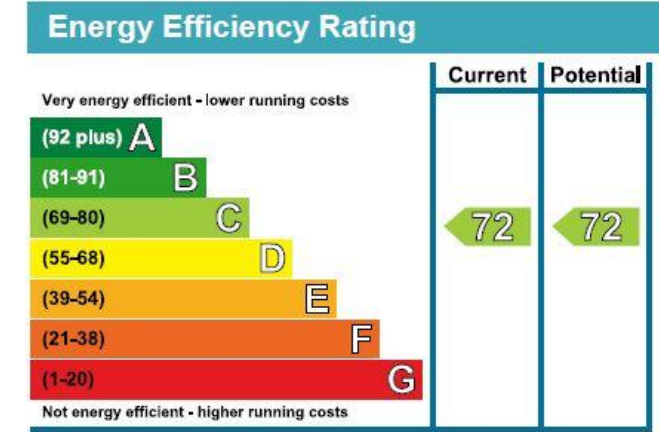
A unique, two bedroom split-level apartment located in the popular Skyline Plaza development in the heart of Basingstoke, next to the train station and Festival Place shopping centre.

Comprising 23' open plan living area, kitchen with appliances, two bedrooms, modern bathroom, very large balcony and secure gated parking. Viewing is highly recommended.

COMMUNAL ENTRANCE Stairs and lifts to all floors and underground parking space. There is a intercom system.

FRONT DOOR TO

LIVING ROOM 23' 1" x 13' 9" (7.04m x 4.20m) A range of double glazed windows on two sides, including a sliding door to balcony. There is an electric radiator and stairs to bedrooms and bathroom with storage cupboard under housing washer/dryer. In the kitchen area there is stainless steel sink unit, slimline dishwasher, fridge, built in electric oven with induction hob and range of eye and base units.



FIRST FLOOR LANDING Electric radiator.

BEDROOM 1 8' 7" x 14' 4" (2.62m x 4.37m) Double glazed window, electric radiator and door to 7th floor.

BEDROOM 2 11' 6" x 8' 0" (3.5m x 2.45m) Double glazed corner windows and electric radiator.

BATHROOM Three piece suite of panelled endosed bath with mixer tap and shower attachment with tiled surround, wall hung wash hand basin, low level W.C, shaver point, electric radiator and shaver point. Double glazed clear window.

PARKING Gated parking under the building for one 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\\_NH\\_Right-to-Rent-Guidance.pdf](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: C  
Basingstoke and Deane  
EPC Rating: C  
Minimum Tenancy Term: 12 Months  
UNFURNISHED  
Secure Gated Parking for 1 car

