



TOTAL APPROX. FLOOR AREA 436 SQ.FT. (40.5 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.



**TO LET**



**Marnel Park**

**1 Bedroom, 1 Bathroom, Apartment**

**£925 pcm**





### Marnel Park

Apartment,  
1 bedroom, 1 bathroom

£925 pcm

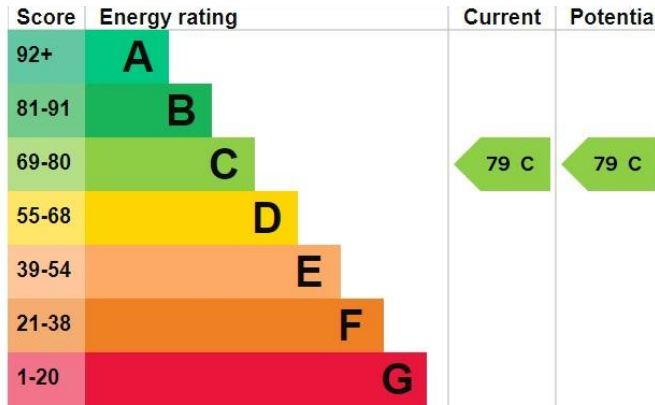
Date available: 14th August 2025  
Deposit: £1,067  
Furnished  
Council Tax band: B

- Large Apartment
- Good Size Lounge
- Double Bedroom
- Fully Fitted Kitchen
- Balcony
- Gas Central Heating

A large furnished first floor one bedroom apartment. The property has a good-sized lounge with French windows opening onto a balcony plus a full-height window making this a bright and spacious room. There is also a well planned and appointed kitchen

ENTRANCE HALL Security intercom, radiator and large walk in storage cupboard. There is also access to loft space via ceiling hatch

LOUNGE/DINER 14' 8" x 11' 1" (4.5m x 3.4m) Dual aspect double glazed windows, including floor to ceiling window and French doors to balcony. There is a radiator and arch to kitchen



KITCHEN 11' 2" x 6' 2" (3.4m x 1.9m) Double glazed window. The kitchen comprises of a 1 1/2 bowl stainless steel sink unit with single drainer and cupboard beneath. There is a range of matching eye and base units of cupboards and draws, built in electric cooker with gas hob, washing machine, fridge/freezer, space for slimline dishwasher. There are part-tiled walls and ceramic floor tiling. There is a smoke alarm and extractor fan

BEDROOM 10' 9" x 9' 10" (3.3m x 3.m) Double glazed window and radiator.

BATHROOM Three piece suite of panelled enclosed bath with retractable shower screen, low level W.C, pedestal wash hand basin with tiled splash back. There is also a radiator and extractor fan

PARKING Allocated Parking 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: B  
Basingstoke and Deane  
EPC Rating: C  
Minimum Tenancy Term: 12 Months  
FURNISHED  
Off Road Parking