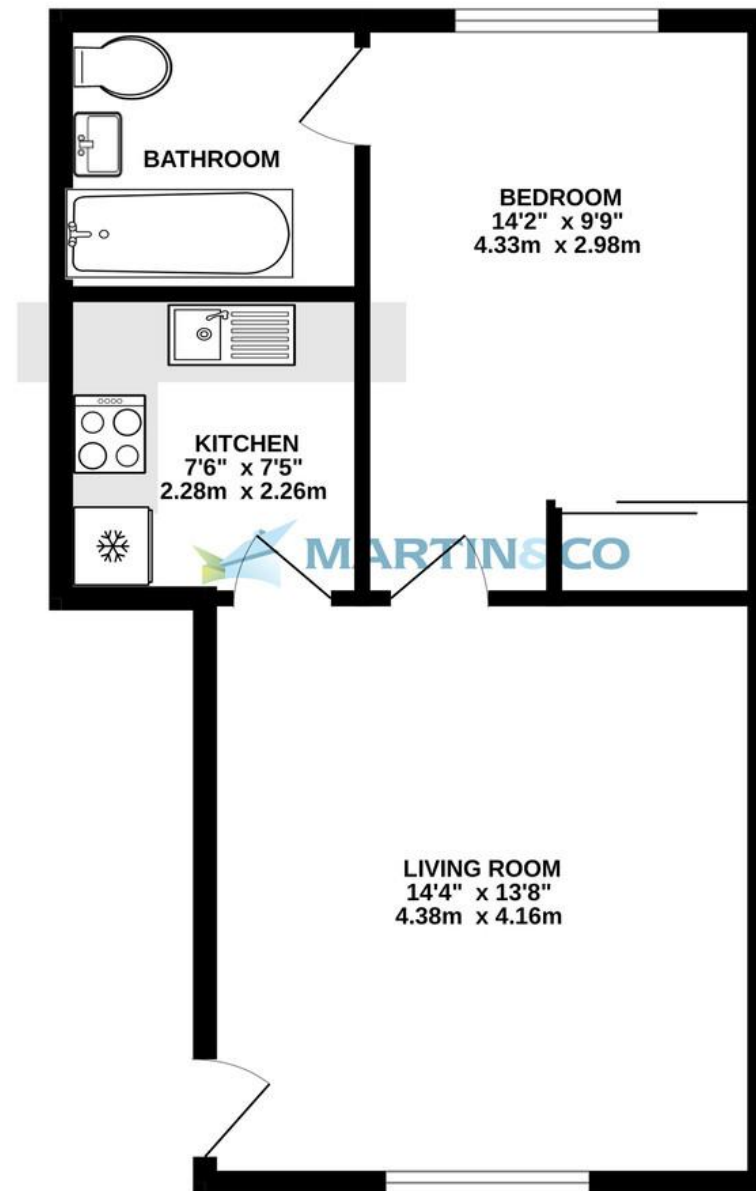


GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 440 sq.ft. (40.9 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



Yew Tree House, Essex Road, RG21 7TA

1 Bedroom, 1 Bathroom, Apartment

£900 pcm





Town Centre

Apartment,
1 bedroom, 1 bathroom

£900 pcm

Date available: Available Now
Deposit: £1,038
Unfurnished
Council Tax band: B

- Freshly Redecorated Throughout
- Double Bedroom with Fitted Wardrobes
- Separate Kitchen with Appliances
- Modern Bathroom with Shower
- Bright Lounge with Sash Window
- Communal Garden
- Allocated Parking Space

Ideally positioned for easy access to Basingstoke town centre and main line train station, this freshly painted one-bedroom apartment offers comfortable, low-maintenance living for a single professional.

The property features a bright and well-proportioned living room, a separate fitted kitchen with white goods included, and a double bedroom complete with built-in wardrobes. The bathroom is clean and functional, and the entire apartment has been recently redecorated throughout.

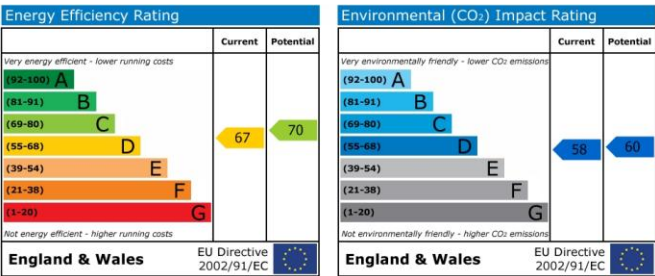
Available immediately

COMMUNAL FRONT DOOR TO

Communal Hallway

FRONT DOOR TO

LIVING ROOM 14' 5" x 13' 9" (4.4m x 4.2m) A well-proportioned reception room featuring wood-effect flooring, traditional picture rail, and a large sash window overlooking the front, allowing for plenty of natural light. Recently redecorated, the space offers a clean, neutral backdrop that's easy to furnish. Entry phone system also installed.



KITCHEN 7' 6" x 7' 6" (2.3m x 2.3m) A well-fitted kitchen with a range of matching wall and base units, tiled splashbacks, and neutral tiled flooring. Includes a stainless steel sink with drainer, integrated electric oven and hob, washer/dryer, and freestanding fridge freezer. Everything you need for day-to-day convenience, all set within a compact and efficient layout.

BEDROOM 14' 2" x 9' 9" (4.3m x 3.0m) Sash window, wood effect flooring, sliding wardrobe and airing cupboard.

BATHROOM Finished in crisp white metro tiles with a contrasting black trim, the bathroom includes a full-size bath with glass screen and mixer shower, pedestal wash hand basin, and low-level WC. There is tiled flooring throughout and an extractor fan for ventilation.

COMMUNAL GARDENS To the rear of the building, residents benefit from a shared garden space - ideal for a bit of fresh air, hanging washing, or simply enjoying some sunshine in a quiet setting.

PARKING Allocated parking for one car. Residents can also apply for an on-street permit (£55 per year) and an optional visitor permit from Basingstoke Council, subject to eligibility.

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.

MATERIAL INFORMATION
Council Tax Band: B
EPC Rating D
Minimum Tenancy Term: 12 Months
Rent: £900
Deposit: £1038
Parking for 1 car

