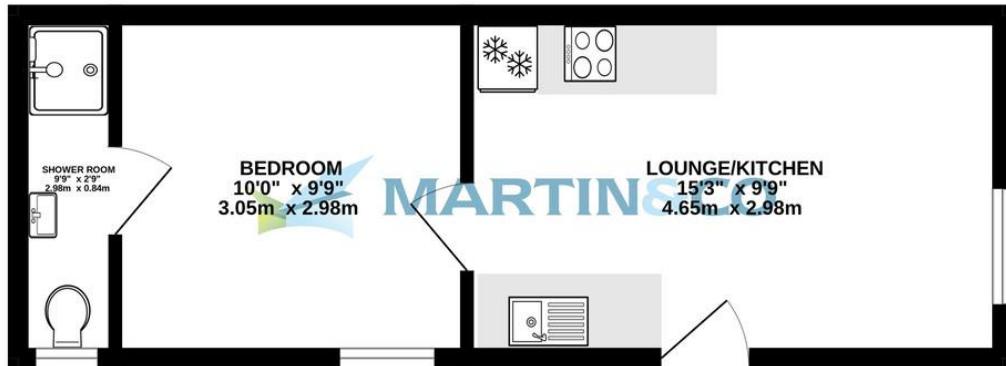


GROUND FLOOR  
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA: 274 sq.ft. (25.5 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 operation or efficiency can be given.  
Made with Metropix v2.0.0

TO LET



**Martin & Co Basingstoke**

26 London Street • Basingstoke • RG21 7PG  
T: 01256-859960 • E: [basingstoke@martinco.com](mailto:basingstoke@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.

**MARTIN&CO**



**Worting Road, Basingstoke, RG21 8TT**

**1 Bedroom, 1 Bathroom, Garden Flat**

**£800 pcm**

**MARTIN&CO**



## Worting Road

Garden Flat,  
1 bedroom, 1 bathroom

£800 pcm

Date available: 16th January 2026

Deposit: £923

Unfurnished

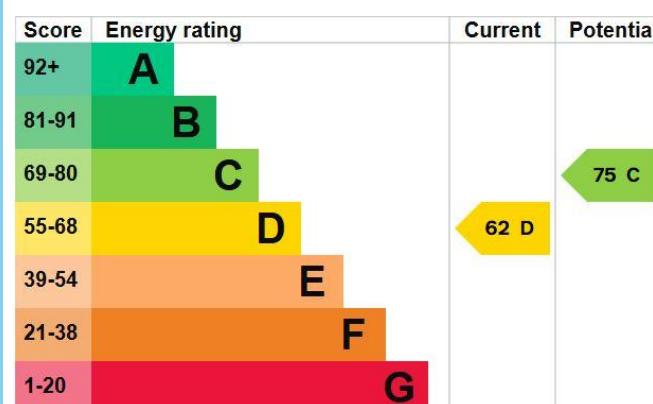
Council Tax band: A

- Kitchen with White Goods
- Walking Distance to the Town Centre
- Double Bedroom
- Shower Room
- Offered to a single professional only

One bedroom ground floor apartment in the town centre featuring an open plan lounge kitchen with high ceilings, a double bedroom and a shower room. The property benefits from double glazing and a private garden. Offered to a single professional only.

### FRONT DOOR TO

LOUNGE/KITCHEN 15' 3" x 9' 9" (4.65m x 2.98m)  
Open plan lounge and kitchen area with high ceilings, creating a bright and modern living space. The kitchen is fitted with a range of eye and base level units, wood-effect work surfaces, tiled splashbacks, and a stainless steel sink unit with mixer tap. Integrated appliances include an electric oven, hob, extractor, fridge freezer, and washer dryer. The room is finished with wood-effect flooring, double glazed window, and provides space for a small seating area.



BEDROOM 10' 0" x 9' 9" (3.05m x 2.98m) Compact double bedroom finished with neutral décor and carpet flooring. The room benefits from a double glazed window providing natural light and is fitted with an electric wall-mounted heater. Suitable for single occupancy.

SHOWER ROOM Compact shower room fitted with a shower cubicle with electric shower, low level WC, and wash hand basin set within a vanity unit with mirrored cabinet above. Finished with tiled flooring and tiled walls, and benefitting from a frosted double glazed window for natural light and ventilation.

GARDEN Enclosed private rear garden mainly laid to lawn with a small paved seating area, providing low-maintenance outdoor space. The garden is bounded by timber fencing.

COMMUNAL GARDEN There is also a small communal garden with bike racks.

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



[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/573057/6\\_193\\_HO\\_NH\\_Right-to-Rent-Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_193_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: A  
Basingstoke and Deane  
EPC Rating: D  
Minimum Tenancy Term: 12 Months Fixed Term  
UNFURNISHED  
On Road Parking (non allocated)