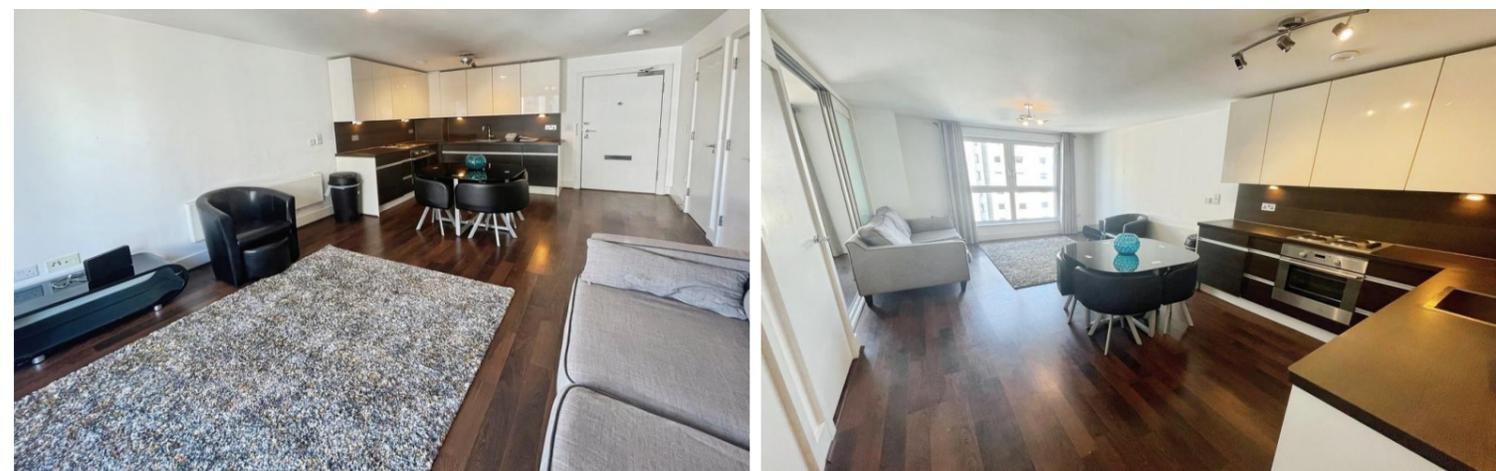


TOTAL APPROX. FLOOR AREA 359 SQ.FT. (33.4 SQ.M.)

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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TO LET



**Martin & Co Basingstoke**

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

**01256-859960**

<http://www.martinco.com>



**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.

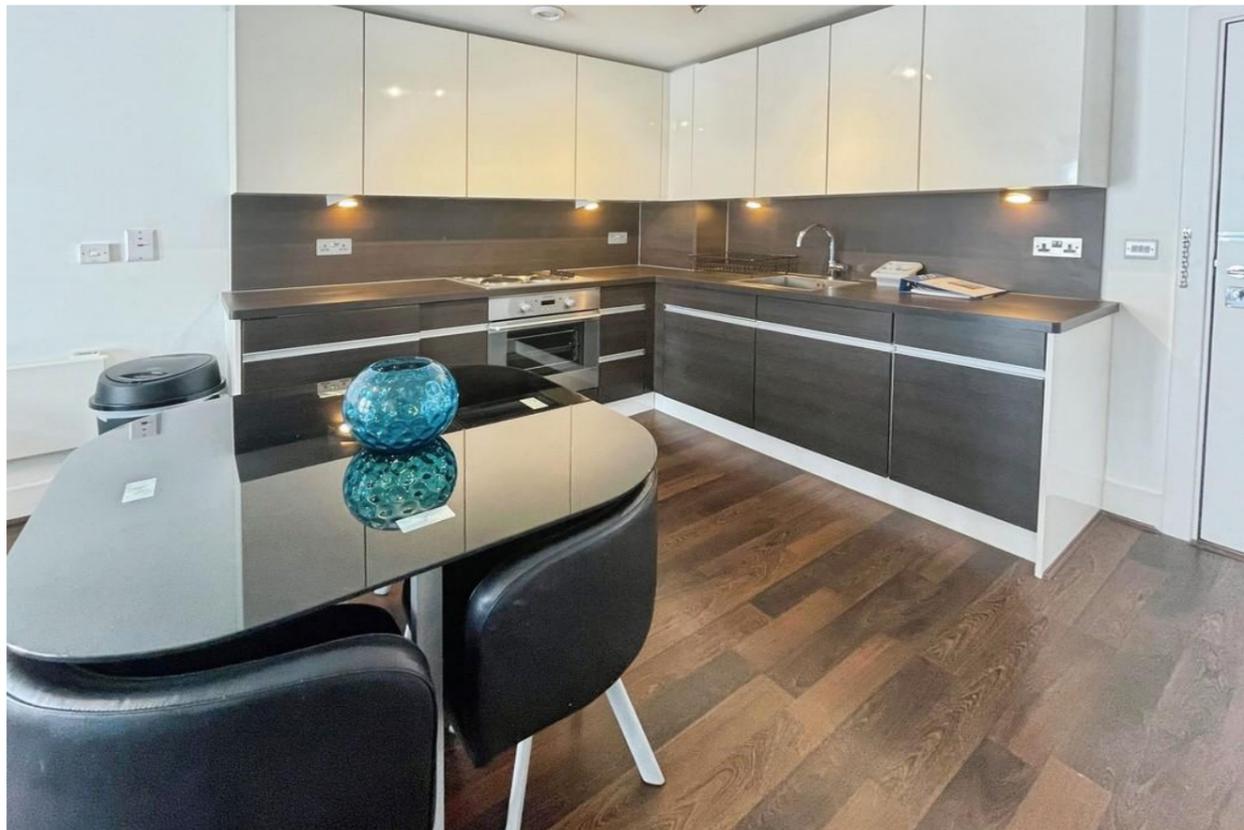


**Skyline Plaza**

1 Bedroom, 1 Bathroom, Apartment

**£950 pcm**





## Skyline Plaza

Apartment,  
1 bedroom, 1 bathroom

£950 pcm

Date available: 27th June 2025

Deposit: £1,096

Furnished

Council Tax band: B

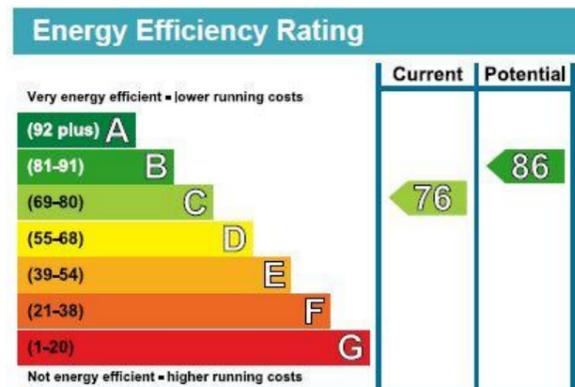
- Open Plan Layout
- Good Size Kitchen
- Double Bedroom
- Bathroom with Shower Over
- Next to the Train Station
- NO PARKING

A furnished one bedroom apartment available in the popular Skyline Plaza. The property is located next to Basingstoke station and comes with many features including a double bedroom, good size living room and bathroom with shower.

**COMMUNAL ENTRANCE** Stairs and lifts to all floors, there is an intercom system

**LOUNGE/KITCHEN** 20'5 x 11'8 (6.2m x 3.6m) Stainless steel sink unit with single cupboard under, there is a matching range of cupboards and draws, built in electric oven, built in hob with extractor over. There is a built in fridge with ice box. In the living area there is rear aspect double glazed window, laminate flooring, intercom phone, storage cupboard with shelving and washer/dryer. Wall mounter electric heater and sliding doors to bedroom.

**BEDROOM** 13'8 x 7'10 (4.2m x 2.4m) Rear aspect double glazed widow, electric heater and laminate flooring.



**BATHROOM** Three piece suite of panelled enclosed bath with mixer taps and shower attachment, low level W.C, wall hung sink unit, part tiled walls, towel radiator and tiled floor.

**PARKING** Sorry this property does not come with parking

**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

**KEY FACTS FOR RENTERS**

Council Tax Band: B

Basingstoke and Deane

EPC Rating: C

Minimum Tenancy Term: 12 Months

FURNISHED

NO PARKING AVAILABLE

