



TOTAL APPROX. FLOOR AREA 678 SQ.FT. (63.0 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



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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.



**Mapledurwell**

**2 Bedrooms, 1 Bathroom, Apartment**

**£1,150 pcm**





## Mapledurwell

Apartment,  
2 bedroom, 1 bathroom

£1,150 pcm

Date available: 11<sup>th</sup> November 24

Deposit: £1,326

Unfurnished

Council Tax band: C

- Two Double Bedrooms
- 13ft Living Room
- 10ft Kitchen
- Modern Bathroom
- Gas Radiator Heating
- Double Glazed Windows
- Allocated Parking

A large two double bedroom ground floor apartment in this popular location. The property is offered unfurnished and benefits from a 13ft living room. 10ft kitchen, gas central heating and allocated parking.

COMMUNAL FRONT DOOR TO

COMMUNAL ENTRANCE HALL Door to

ENTRANCE HALL Smoke alarm, radiator, thermostat control for central heating, intercom phone. There is a cupboard housing wall mounted boiler with programmer, a linen cupboard with shelving and another cupboard for storage with electric meter and fuse box.

LOUNGE/DINING ROOM 13'10" x 12'11" (4.2m x 3.9m) Two double glazed windows and radiator.

KITCHEN 10'3" x 8'1" (3.1m x 2.5m) Double glazed window, kitchen comprises of a stainless-steel sink with cupboard under, range of matching cupboards and drawers with

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

matching larder cupboard. There is a built in electric oven, built in gas hob with extractor over, There are part-tiled walls, plumbing and space for washing machine and space for freestanding fridge/freezer.

BEDROOM 1 10'4" x 10'0" (3.1m x 3.1m) Double glazed window, radiator and double built in wardrobe

BEDROOM 2 11'2" x 9'5" (3.4m x 2.9m) Double glazed window, radiator and double built in wardrobe

BATHROOM Three piece suite of panelled enclosed bath with mixer taps with shower attachment, pedestal wash hand basin, low level W.C, light with shaver point, extractor fan, part tiled walls and radiator.

PARKING Allocated parking for 1 car, plus visitor 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.

MATERIAL INFORMATION

Council Tax Band: C

Basingstoke and Deane

EPC Rating: C

Minimum Tenancy Term: 12 Months

Allocated Parking for 1 car

A holding Deposit Equivalent to 1 weeks' rent will be required