

TOTAL APPROX. FLOOR AREA 362 SQ.FT. (33.6 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 Made with Metropix ©2020



Wella Road, Basingstoke

1 Bedroom, 1 Bathroom, Apartment

£900 pcm

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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 particulars. They may however be available by separate negotiate n







Wella Road, Basingstoke

Apartment, 1 bedroom, 1 bathroom

£900 pcm

Date available: 17th January 2025 Deposit: £1,038 Furnished Council Tax band: B

- First Floor Apartment
- Furnished
- 15ft Reception Room
- Kitchen With Appliances
- 11ft Bedroom
- White Bathroom Suite
- Allocated Parking

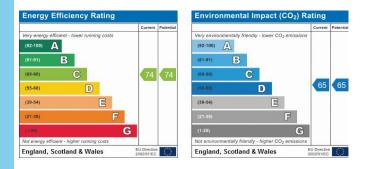
AVAILABLE WITH A DEPOSIT-FREE OPTION. A one-bedroom firstfloor apartment situated close to local amenities. The property offers a 15ft reception room, kitchen w ith appliances, double bedrooms, white bathroom suite and allocated parking. Internal viewings are highly recommended.

COMMUNAL ENTRANCE HALL Security entrance with intercom with sitting area and mailboxes. There is a lift and stairs to all floors.

FRONT DOOR TO

ENTRANCE HALL Laminate flooring, security entrance phone and smoke detector

RECEPTION ROOM 15' 6" x 11' 5" (4.7m x 3.5m) Tw o rear aspect double glazed w indows, there is an airing cupboard with hot water cylinder. The kitchen area has a stainless steel sink unit with single drainer with cupboard under, further range of matching eye and base units and draw unit, under cabinet lighting. There is a built in electric oven, built in fridge and washing machine.





BEDROOM 11' 11" x 10' 1" (3.6m x 3.1m) Two rear aspect double glazed windows and electric heater.

glazed windows and electric heater.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 HomeBATHROOM Three piece suite of panelled enclosed bath with mixer
taps and shower attachment and shower screen, pedestal wash hand
basin with tiled splash back and low level W.C. There is a shaver
point, dow n lights and chrome towel radiatorBy 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

PARKING Allocated Parking for One car to the rear of the property.

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 APPLICATIONS A holding deposit equivalent to 1 weeks rent will be Passport, driving licence, utility bill dated in the last 3 months (for required to reserve the property while referencing checks are being proof of address) and payslips. carried out. With the tenants' consent this holding deposit will be refunded against the first month's rent. The holding deposit can be MATERIAL INFORMATION retained if the applicant provides false or misleading information, fails Council Tax Band: B Right to Rent checks, withdraws from the property or fails to take Basingstoke and Deane EPC Rating: C reasonable steps to enter into the tenancy. Minimum Tenancy Term: 12 Months In accordance with the Tenant Fees Act applicants will be required to FURNISHED enter into the tenancy agreement no more than 15 days after paying Allocated Parking for 1 Car

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

Reference Checks and Credit Worthiness