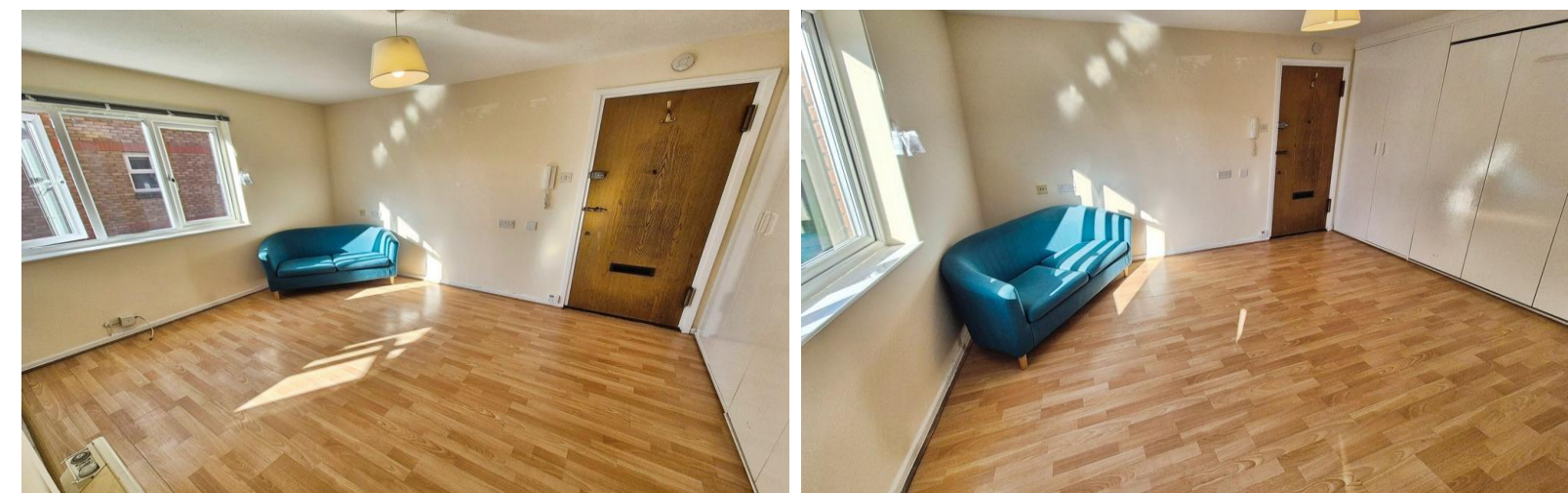


TOTAL APPROX. FLOOR AREA 281 SQ.FT. (26.1 SQ.M.)

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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## Flaxfield Court

1 Bathroom, Studio Apartment

£800 pcm

**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.







### Flaxfield Court

Studio Apartment,  
1 bathroom

£800 pcm

Date available: Available Now  
Deposit: £923  
Furnished  
Council Tax band: A

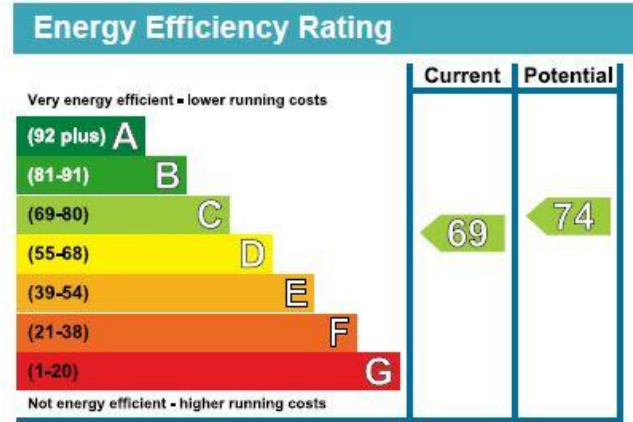
- Living Room/Bedroom
- Modern Kitchen
- Bathroom with Electric Shower
- Allocated Parking
- Council Tax Band A
- A Single Professional Only
- Furnished

A ground-floor studio apartment is offered to a single professional. The property is a short walk to the town centre and comes with allocated parking for one car. There is an open-plan living room/bedroom with an archway to the kitchen. The property is offered furnished.

COMMUNAL ENTRANCE HALL Front door to

LOUNGE/BEDROOM 12'10 x 10'3 (3.9m x 3.1m) Front aspect double glazed window, electric heater, laminate flooring, phone intercom, pull down double bed with wardrobes both sides.

KITCHEN 9'7 x 7'10 (2.9m x 2.4m) Front aspect double glazed window, kitchen comprises of a 1 1/2 bowl stainless steel sink unit with mixer taps and single drainer with cupboard under, further range of matching cupboards and drawers, fridge with icebox, washing machine, built in electric oven with electric hob with extractor over. There is a good sized airing cupboard with storage area, part tiled walls and ceramic floor tiles.



DRESSING AREA 6'6 x 3'9 (2.0m x 1.1m) Fitted dressing table with shaver point and light.

BATHROOM Side aspect double glazed frosted window. There is a bath with mixer taps with electric shower over, pedestal wash hand basin and low level W.C and part-tiled walls.

PARKING Allocated parking for one car.

WASTE COLLECTION There are a selection of rubbish and recycling bins location in a store area by the parking areas.

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: A  
Basingstoke and Deane  
EPC Rating: C  
Minimum Tenancy Term: 12 Months  
FURNISHED  
Parking for 1 car  
Suitable for a Single Person Only

