

CENTRAL POINT  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 509 sq.ft. (47.3 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 operability or efficiency can be given.  
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**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 for 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.



**TO LET**



**Central Point**

**1 Bedroom, 1 Bathroom, Apartment**

**£1,050 pcm**





## Central Point

Apartment,  
1 bedroom, 1 bathroom

£1,050 pcm

Date available: 9th May 2026

Deposit: £1,211

Furnished

Council Tax band: B

- Furnished Apartment
- Town Centre Location
- Large living Room/Kitchen
- Double Bedroom Area with Wardrobe
- Furnished
- Sorry No Parking Available
- Deposit Free Option Available

A one bedroom 2nd-floor apartment located in the town centre. The property is ideal for those who want a high-quality property in the heart of the town centre. There is a luxury open-plan living room and kitchen with built-in appliances including a dishwasher, bedroom, and modern bathroom. Walk through video Tour

COMMUNAL ENTRANCE HALL Intercom, stairs and lift

ENTRANCE HALL Laminate flooring, airing cupboard, storage cupboard, phone intercom and steps to bedroom.

LIVING ROOM/KITCHEN 10' 6" x 21' 11" (3.20m x 6.68m) Four windows overlooking Wote Street, in the living area there is laminate flooring and electric heater. In the kitchen there is a stainless steel sink unit with cupboard under. There is a range of matching cupboards and drawers, built-in fridge, built-in freezer, washing machine, built-in double oven and hob with extractor over and slimline dishwasher. There is also an electric heater

BEDROOM 16' 8" Max x 10' 0" (5.01 Max x 3.05m) Two windows, electric heater, double wardrobe and laminate flooring.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 84 B    | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



BATHROOM Panelled enclosed bath with mixer taps and shower attachment with glass shower screen, vanity sink unit and low level W.C. There are part-tiled walls, extractor fan and towel radiator.

PARKING Sorry there is no allocated 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 aforementioned 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 out 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

DEPOSIT FREE OPTION This property is available with a Deposit-Free option which means that instead of paying a traditional six weeks security deposit, you pay a fee of one week's rent + VAT to become a member of Flatfair (a deposit-free renting scheme) which significantly reduces the upfront costs. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damage. More details available at flatfair.co.uk

### KEY FACTS FOR RENTERS

Council Tax Band: B

Basingstoke and Deane

EPC Rating: B

Minimum Tenancy Term: 12 Months

Furnished

NO PARKING

