



TOTAL APPROX. FLOOR AREA 900 SQ.FT. (83.6 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
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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.



TO LET



Beaulieu Court

2 Bedrooms, 1 Bathroom, Apartment

£1,200 pcm





Beaulieu Court

Apartment,
2 bedroom, 1 bathroom

£1,200 pcm

Date available: 7th August 2026

Deposit: £1,384

Unfurnished

Council Tax band: B

- Two Bedrooms
- 17'8 Lounge/Diner
- Separate Kitchen
- Walled Garden
- Garage and On Road Parking

A rarely available well presented ground floor apartment, situated in the popular development of Riverdene. The property has 17'8 lounge with direct access onto the 21'6 walled garden. There is gas central heating, double glazing and a garage.

COMMUNAL DOOR TO Communal entrance hall, communal bin store and double glazed door to

ENTRANCE HALL Doors to lounge, bedroom 1, study, bathroom and doorway to kitchen, laminate flooring

LOUNGE/DINER 17'8 x 10'2 (5.4m x 3.1m) Dual aspect double glazed window and matching double glazed door to garden, laminate flooring and two radiators.

KITCHEN/BREAKFAST ROOM 10'2 x 8'1 (3.1m x 2.5m) Side aspect double glazed window. The kitchen comprises of a stainless steel sink unit with mixer taps and single drainer with double cupboard under, further matching base units. There is a cooker, washing machine, fridge and space for a

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



small table and chairs. The room has laminate flooring, radiator and part tiled walls

BEDROOM 1 12'8 x 12'2 (3.9m x 3.7m) Rear aspect double glazed window, laminate flooring and radiator

STUDY/BEDROOM 2 7'2 x 6'4 (2.2m x 1.9m) Ideal for a study or occasional bedroom/nursery. Rear aspect (internal) window and radiator.

BATHROOM Front aspect double glazed window, three piece suite of panel enclosed bath with shower over and folding glass shower screen, pedestal wash hand basin and low level W.C. There are part tiled walls and a towel radiator.

GARDEN 21'6 x 17'9 (6.6m x 5.4m) Fully walled garden which is fully paved with an outside power point

GARAGE Located in nearby block with up and over door.

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

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: B

Basingstoke and Deane

EPC Rating: C

UNFURNISHED

Garage and On Road Parking

