

TOTAL APPROX. FLOOR AREA 517 SQ.FT. (48.1 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
Made with Metropix ©2018

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.



TO LET



Wote Street, Town Centre

1 Bedroom, 1 Bathroom, Apartment

£950 pcm





Wote Street

Apartment,
1 bedroom, 1 bathroom

£950 pcm

Date available: 22nd December 2025

Deposit: £1,096

Unfurnished

Council Tax band: B

- Top Floor Apartment
- Double Bedroom with Fitted Wardrobe
- 20'3 Lounge/Kitchen
- Fully Tiled Bathroom Suite
- Sorry NO Parking
- Suitable for a Couple or a Single Person

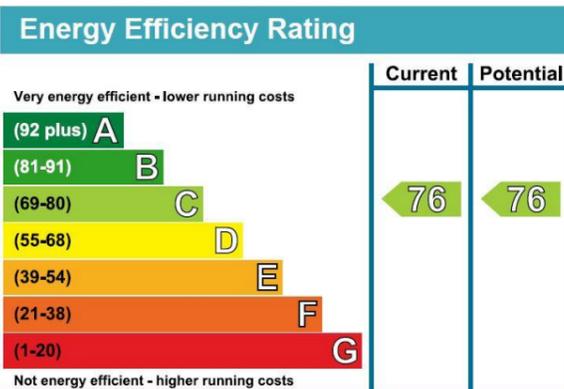
A large top floor apartment with a good size double bedroom with fitted wardrobes, fully tiled bathroom. The property is has a 20'3 dual aspect lounge/kitchen and the property is located in the heart of the town centre. The property will be decorated before you move in.

COMMUNAL ENTRANCE DOOR With video entrance to

COMMUNAL ENTRANCE Stairs to all floors and lift.

ENTRANCE HALL Smoke alarm, door entry system and laminate flooring

LOUNGE/KITCHEN 20'3 x 11'7 (6.2m 3.5m) Side and rear aspect double glazed windows and matching Juliet balcony. Electric heater, laminate flooring, TV/Ariel and Satellite point. The kitchen area has a stainless steel sink with single drainer with cupboard under, further range of matching eye and base level units. There is built in washer/dryer, built in fridge/freezer, built in slimline dishwasher, built in electric oven, hob with extractor over. There is also a smoke alarm



BEDROOM 12'8 x 10'3 (3.9m x 3.1m) Side double glazed windows, electric heater and 2 double built in wardrobes (to be fitted shortly). There is also an airing cupboard with hot water cylinder.

BATHROOM Fully tiled walls, three piece suite with bath with shower over, wall hung sink, wall hung W.C, chrome towel radiator, downlights and tiled floor

PARKING Sorry no parking is available for this property

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.

KEY FACTS FOR RENTERS

Council Tax Band: B

Basingstoke and Deane

EPC Rating: C

Minimum Tenancy Term: 12 Months

UNFURNISHED

NO PARKING

