



ENTRANCE FLOOR

1ST FLOOR

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



Town Centre

2 Bedrooms, 1 Bathroom, First Floor Maisonette

£1,250 pcm





Town Centre

First Floor Maisonette,
2 bedroom, 1 bathroom

£1,250 pcm

Date available: 14th March 2026

Deposit: £1,442

Unfurnished

Council Tax band: C

- Good Sized Living Room
- Two Bedrooms
- Modern Kitchen
- Modern Bathroom
- Gas Central Heating
- Permit Parking

A two bedroom maisonette situated in the prime town centre location of Fairfields. Offering generously sized accommodation includes lounge/dining room, kitchen, two double bedrooms, a modern bathroom and gas central heating.

DOOR TO Lower entrance hall stairs to first floor landing

LANDING Thermostat for central heating, access to loft via hatch and radiator.

LOUNGE 16' 2" x 15' 4" (4.9m x 4.7m) Front aspect window and door to balcony. Two radiators.

KITCHEN 8' 11" x 8' 10" (2.7m x 2.7m) Rear aspect window. Stainless steel sink unit with single drainer and cupboard under, further range of matching cupboards and drawers, built in electric oven with gas hob, washing machine and fridge/freezer. There are part-tiled walls and tiled flooring

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



BEDROOM 1 12' 1" x 10' 11" (3.7m x 3.3m) Front aspect window, build in wardrobe, built in cupboard and radiator.

BEDROOM 2 10' 11" x 8' 11" (3.337m x 2.726m) Rear aspect window, fitted wardrobe and radiator.

BATHROOM Side aspect window, panelled enclosed bath with electric shower over, vanity sink and low level W.C, there are part tiled walls.

OUTSIDE Two bin sheds

PERMIT PARKING Parking permit is available from the council (cost to be paid direct to the council)

REFERENCES 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

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: C
Basingstoke and Deane
EPC Rating: C
Minimum Tenancy Term: 12 Months
UNFURNISHED
Permit Parking

