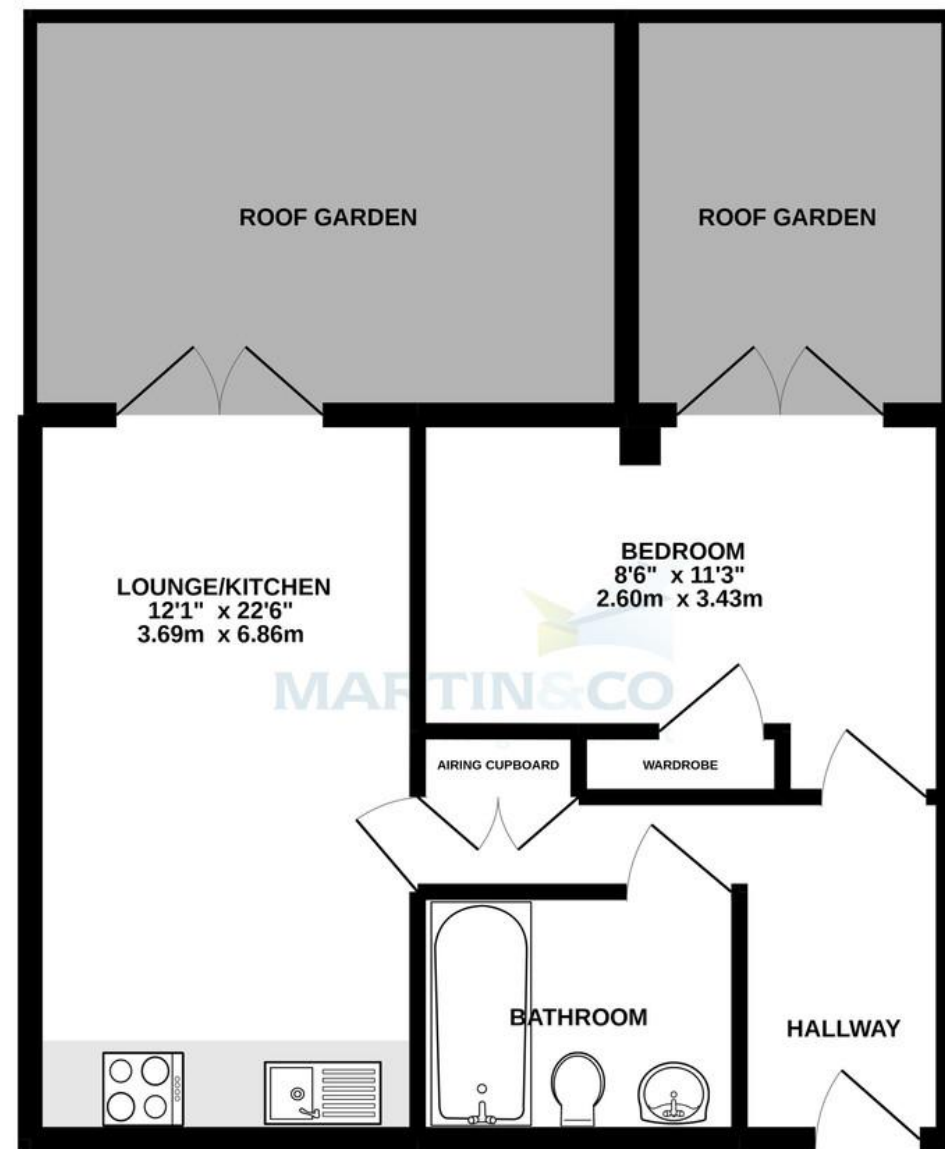
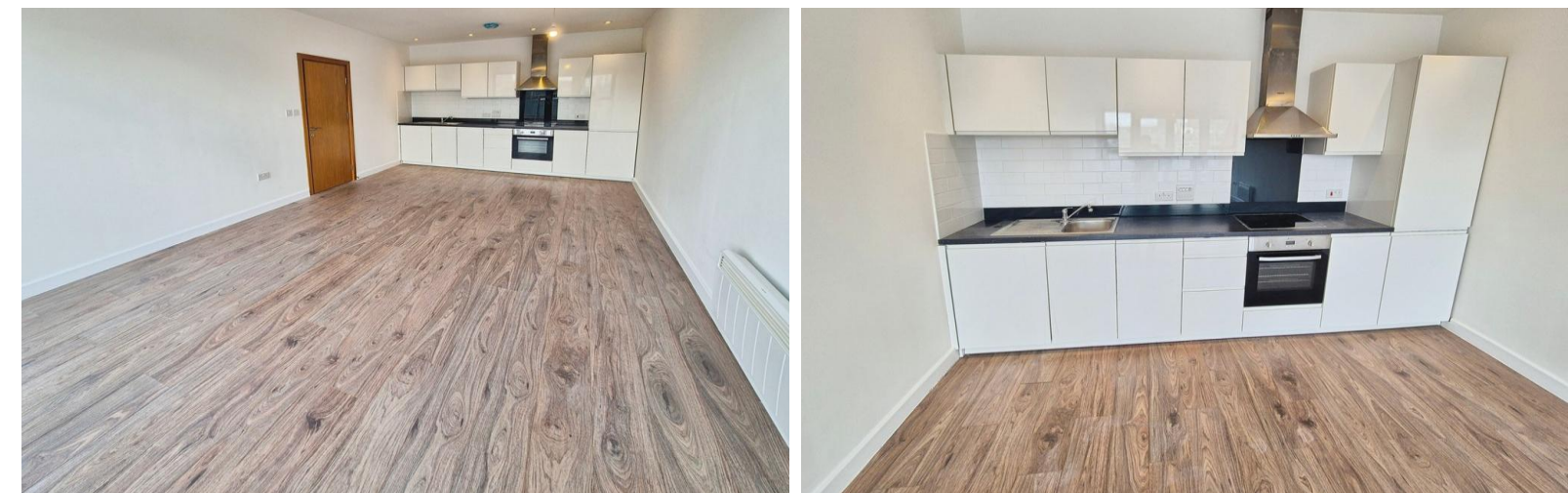


3RD FLOOR



TO LET



Festival Apartments, Wote Street

1 Bedroom, 1 Bathroom, Apartment

£1,150 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.





Festival Apartments, Wote Street

Apartment,
1 bedroom, 1 bathroom

£1,150 pcm

Date available: 8th August 2026
Deposit: £1,326
Unfurnished
Council Tax band: C

- Two Balconies
- Good Size Living/Kitchen
- Kitchen Area with Dishwasher
- Double Bedroom with Wardrobe
- Gated Parking For One Car
- Unfurnished
- Deposit Free Option Available

COMMUNAL ENTRANCE HALL Stairs and lift to all floors.

FRONT DOOR TO

ENTRANCE HALL Laminate flooring, video entrance system, smoke alarm, airing cupboard.

LOUNGE/KITCHEN 12' 1" x 22' 6" (3.69m x 6.86m) Lounge area has front aspect double glazed windows and matching double glazed door to balcony. There is an electric heater and laminate flooring. In the kitchen area there is a stainless steel sink unit with mixer taps and single drainer with cupboard under, there is further range of matching cupboards and draws, built in fridge/freezer, built in washer/dryer, built in slim line dishwasher, built in electric oven and hob and extractor.

BEDROOM 8' 6" x 11' 3" (2.60m x 3.43m) Front aspect double glazed door to the second balcony. Electric heater, built in wardrobe and carpet flooring.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	60 D
39-54	E		
21-38	F		
1-20	G		



BATHROOM Luxury bathroom, bath with shower over with glass shower screen, low-level WC, wash hand basin, towel radiator, tiled floor and fully tiled walls.

BALCONY'S There are two balcony's one access from the lounge and the other from the bedroom. Both have a glass frontage and decking.

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

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: C
Basingstoke and Deane
EPC Rating: D
UNFURNISHED
Parking for 1 Car

