FIRST FLOOR



TYPE X

TOTAL FLOOR AREA: 624sq.ft. (58.0 sq.m.) approx



TO LET



Martin & Co Basingstoke
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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 checkthe 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.



Fairview House, Ashwood Way

2 Bedrooms, 1 Bathroom, Apartment

£1,350 pcm





Fairview House, Ashwood Way

Apartment, 2 bedroom, 1 bathroom

£1,350 pcm

Date available: 19th December 2024 Deposit: £1,557.69 Unfurnished

Council Tax band: C

- First Floor Apartment
- Corner Apartment
- Kitchen with a Dishwasher
- Luxury Bathroom
- Parking for One Car

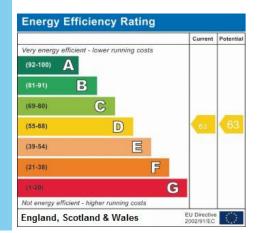
A TWO-bedroom comer apartment with high-quality appliances and fine detailing. This property is located on the first floor and has parking for 1 car. Walk through video.

FRONT DOOR TO 19' 0" x 19' 0" (5.80m x 5.80m) Dual aspect windows, oak effect laminate flooring, electric radiator and utility cupboard with washer/dryer.

KITCHEN AREA

A range of eye and base level storage units with rolled edge work surfaces with undercabinet lighting, integrated oven, integrated slimline dishwasher four ring ceramic hob with extractor hood over, fridge/freezer and oak effect laminate flooring

BEDROOM 1 14' 5" x 8' 6" (4.39m x 2.59m) Window with Combination blinds partial or full black-out, carpet and electric radiator





BEDROOM 2 6' 11" x 10' 6" (2.10m x 3.20m) Window with Combination blinds partial or full black-out, carpet and electric By law, Right to Rent checks must be carried and as such will radiator

BATHROOM Bath with shower over, low-level WC with soft close toilet seat, wash hand basin, the mostatic shower LED mirror with shaver socket and demister function, towel radiator and tiled floor

OUTSIDE Communal grounds, bicycle storage, parcel collection and delivery locker and parking for one car

APPLICATIONS A holding deposit equivalent to 1 weeks rent provide proof of an income of at least 2.5 x annual 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 MATERIAL INFORMATION 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 EPC Rating: D into if agreed in writing by all parties.



Right to Rent Checks

be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found

https://assets.publishing.service.gov.uk/government/uploads/ system/uploads/attachment_data/file/573057/6_1193_HO_N H_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

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

Council Tax Band: C Basingstoke and Deane Minimum Tenancy Term: 12 Months Parking for 1 car

