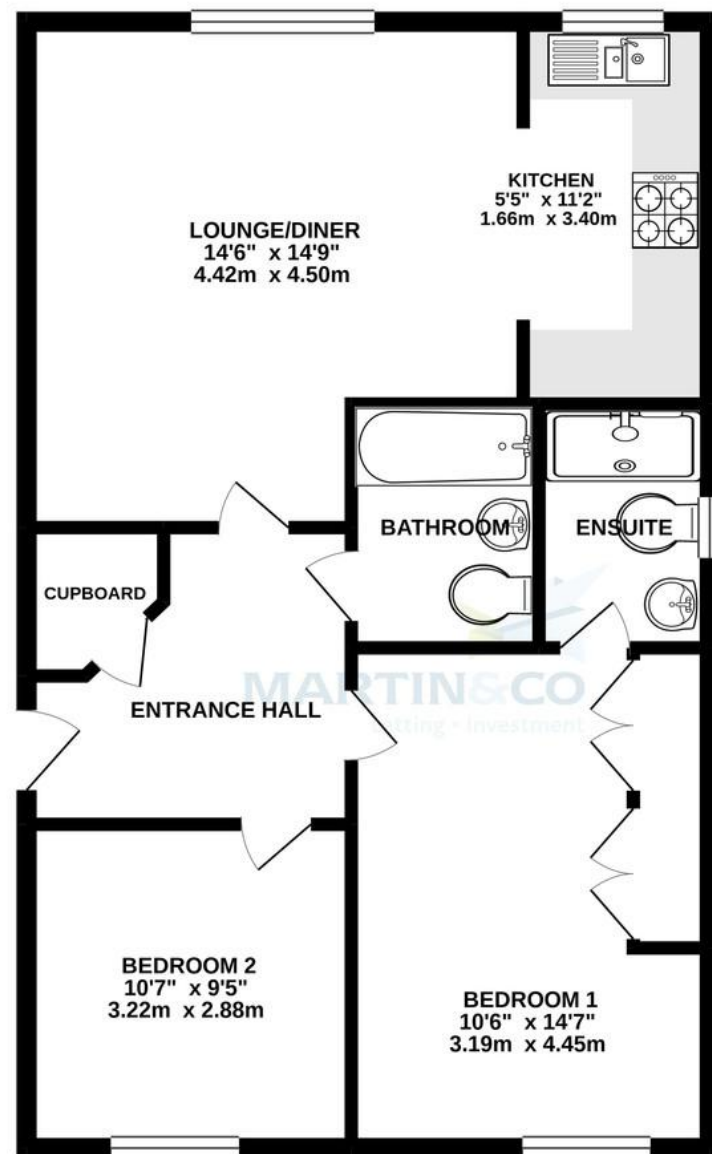


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Metropex ©2021.

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



Highfields

2 Bedrooms, 2 Bathroom, Ground Floor Apartment

£1,100 pcm





Highfields

Ground Floor Apartment,
2 bedroom, 2 bathroom

£1,100 pcm

Date available: 16th January 2025

Deposit: £1,269

Unfurnished

Council Tax band: C

- Ground Floor Apartment
- Large Living Room
- Kitchen with Dishwasher
- Gas Central Heating
- Allocated Parking

A large ground floor apartment in a block of only four apartments. The property has a good size living room, kitchen is a high specification with integrated fridge/freezer, dishwasher, washer/drier and gas hob. The main bedroom has a large range of fitted wardrobes and a en-suite shower room. There are communal gardens and an allocated parking space to the rear

ENTRANCE HALL Radiator, phone intercom and large storage cupboard

LOUNGE/DINER 14' 9" x 14' 6" (4.5m x 4.4m) Front aspect double glazed window, two radiators and arch to

KITCHEN 11' 2" x 5' 5" (3.4m x 1.7m) Front aspect double glazed window, modern fitted kitchen comprising 1 1/2 drainer sink unit with mixer tap, range of eye and base level units, roll edged work surfaces, built-in oven and gas hob with extractor over, integrated fridge/freezer, integrated washer/dryer and dishwasher, tiled flooring, wall mounted boiler and spotlights.

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



BEDROOM 1 14' 7" x 10' 6" (4.5m x 3.2m) Rear aspect double glazed window, radiator and range of fitted wardrobes.

ENSUITE Side aspect double glazed window, shower cubicle with tiled surround, vanity sink unit, low level W.C, extractor fan and towel radiator.

BEDROOM 2 10' 7" x 9' 5" (3.2m x 2.9m) Rear aspect double glazed window and radiator.

BATHROOM Panelled enclosed bath with glass shower screen, low level w.c., vanity sink unit, towel radiator, and extractor fan

OUTSIDE Communal gardens and allocated parking for one car located to the rear of the 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.

MATERIAL INFORMATION
Council Tax Band: C
Basingstoke and Deane
EPC Rating: C
Minimum Tenancy Term: 12 Months
Allocated Parking for 1 Car

