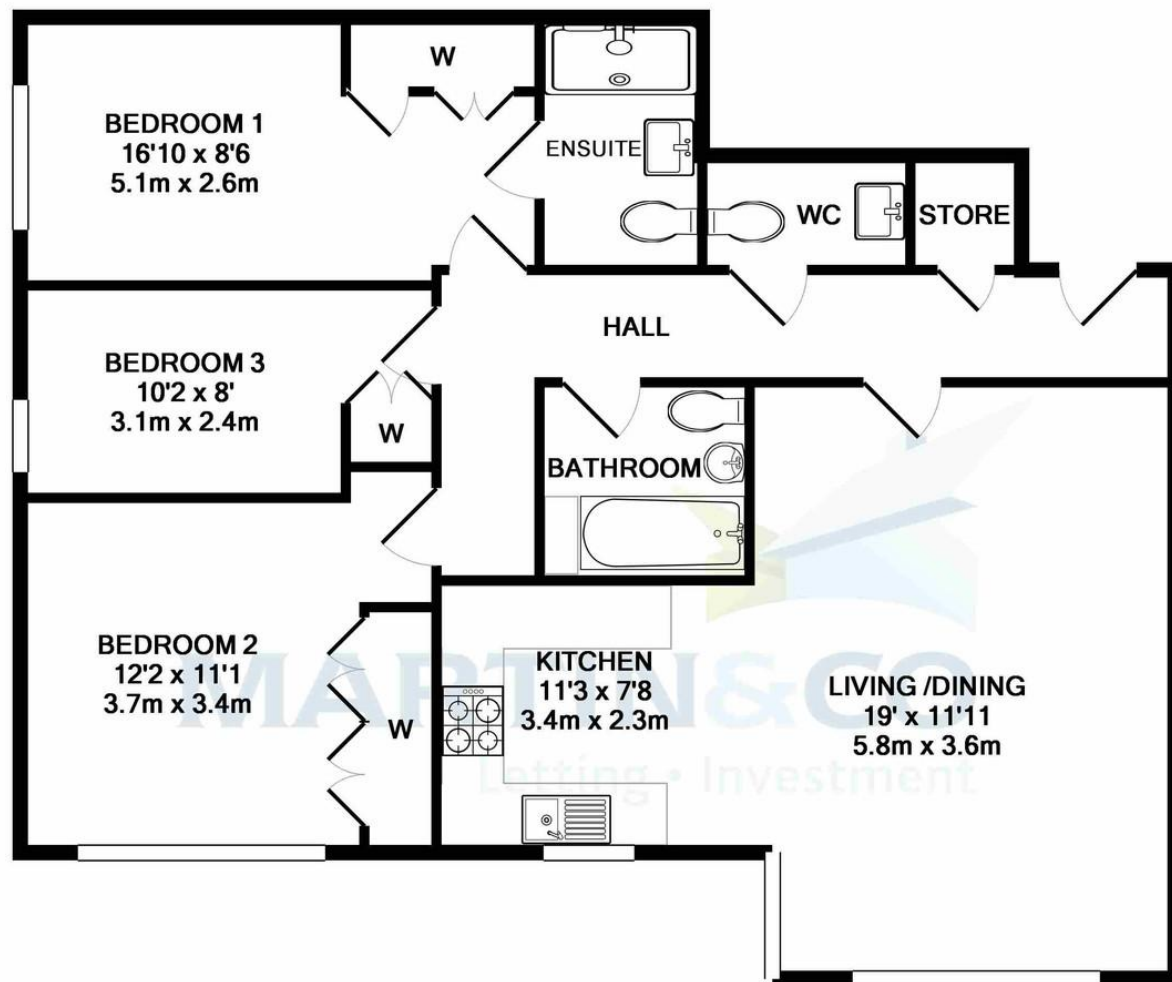


TO LET



TOTAL APPROX. FLOOR AREA 945 SQ.FT. (87.8 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
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15 New Road, Basingstoke, RG21 7BX

3 Bedrooms, 2 Bathrooms, Apartment

£1,495 pcm

Martin & Co Basingstoke

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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.





New Road

Apartment,
3 bedroom, 2 bathrooms

£1,495 pcm

Date available: 28th August 2026
Deposit: £1,725
Unfurnished
Council Tax band: C

- Three Bedrooms
- Town Centre Location
- Luxury Bathrooms
- 30' Living/Dining Room
- Kitchen with Appliances
- Finished to a Very High Standard Throughout
- Allocated Parking

A first floor 3 bedroom apartment, finished to an extremely high standard and located in the centre of Basingstoke.

Comprising three bedrooms, bathroom and en-suite, large open plan living room, kitchenette with appliances, cloakroom and allocated parking.

All apartments include Quartz worktops in the kitchen, Bosch appliances, Grohe bathroom fittings and hardwood internal doors. Viewing is highly recommended.

HALL Laminate floor, security access phone, storage cupboard and radiator.

LIVING ROOM 19' 0" x 11' 11" (5.8m x 3.6m) Front aspect windows, laminate floor and radiator.

KITCHEN AREA 11' 3" x 7' 8" (3.4m x 2.3m) Front aspect window, a range of eye and base level storage units with Quartz work surfaces, integrated oven, four ring gas hob with extractor hood over, washing machine, fridge/freezer, dishwasher and laminate floor.

CLOAKROOM Low-level WC, wash hand basin in storage vanity unit, towel radiator and laminate floor.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



BEDROOM ONE 16' 10" x 8' 6" (5.1m x 2.6m) Front aspect window, double wardrobe, carpet, radiator and door to the en-suite.

EN-SUITE SHOWER ROOM Double sized shower cubicle, backlit vanity mirror, low-level WC, wash hand basin in storage vanity unit, towel radiator and laminate floor.

BEDROOM TWO 12' 2" x 11' 1" (3.7m x 3.4m) Front aspect window, two double wardrobes, carpet and radiator.

BEDROOM THREE 10' 2" x 8' 0" (3.1m x 2.4m) Front aspect window, wardrobe, carpet and radiator.

BATHROOM Bath with shower over, backlit vanity mirror, low-level WC, wash hand basin in storage vanity unit, towel radiator and laminate floor.

PARKING There is allocated parking for 1 car.

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
EPC Rating B
Rent: £1495 per month
Deposit: £1725
Parking for 1 car (sorry, no visitor Parking)

