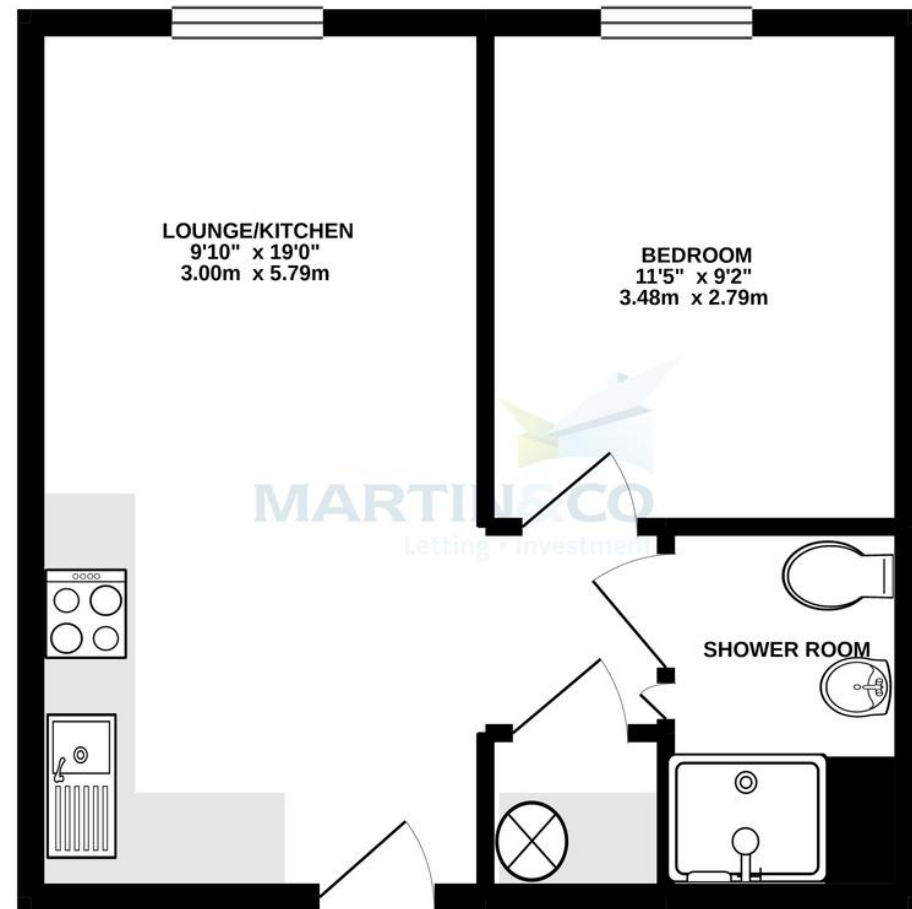


## FIRST FLOOR



TYPE A

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.  
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# TO LET



**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.



**Meadow House, Ashwood Park, RG23 8DQ**

**1 Bedroom, 1 Bathroom, Apartment**

**£1,060 pcm**







### Meadow House, Ashwood Park

Apartment,  
1 bedroom, 1 bathroom

£1,060 pcm

Date available: 31st October 2025  
Deposit: £1,223.08  
Unfurnished  
Council Tax band: B

- Modern First-Floor Apartment In Ashwood Park
- Open-Plan Living With Oak-Effect Flooring And LED Lighting
- Large Window With Combination Blinds (Black-Out Option)
- Contemporary Kitchen With Under-Unit Lighting
- Integrated Oven, Hob, Extractor, Fridge/Freezer And Dishwasher
- Double Bedroom With Carpet And Electric Radiator
- Stylish Shower Room With Double Cubicle And Thermostatic Shower

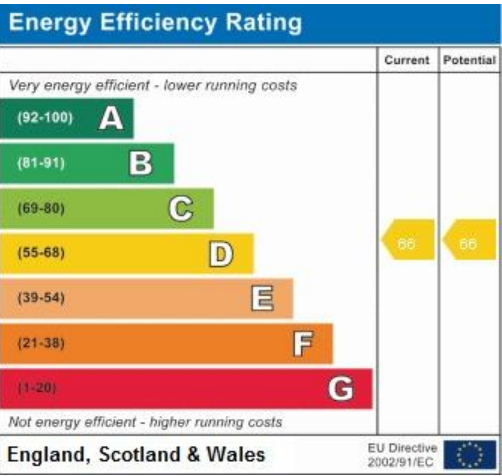
A modern one-bedroom first-floor apartment in the popular Ashwood Park development. The property offers a bright open-plan living space with oak-effect flooring, LED lighting, and a utility cupboard housing the washer/dryer.

The kitchen is fitted with contemporary units, under-lighting and a full range of integrated appliances. The double bedroom includes fitted carpet, combination blinds and an electric radiator, while the shower room features a double cubicle, thermostatic shower, heated towel rail and LED demister mirror.

Further benefits include USB charging points, fibre broadband, Sky Q readiness, hard-wired smoke alarms, sprinkler system and secure video entry. Outside are landscaped communal grounds, bicycle storage, parcel lockers, and allocated parking for one car, with a second permit available at £35 per month (subject to availability)

COMMUNAL DOOR With intercom

COMMUNAL ENTRANCE The building benefits from individual letterboxes, with stairs leading up to the first floor.



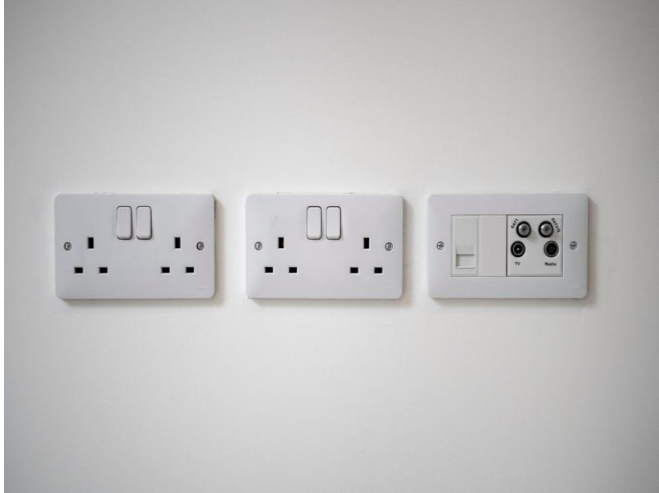
Front door to

LOUNGE/KITCHEN 18' 11" x 9' 10" (5.79m x 3m) Living Area  
The open-plan living space is bright and well-presented, with a large window fitted with combination blinds offering both partial and full black-out options. Oak-effect laminate flooring runs throughout, giving a modern yet practical finish, while an electric radiator ensures efficient heating. A utility cupboard provides valuable storage space and houses the washer/dryer, keeping the main area clutter-free.

Kitchen Area  
The contemporary kitchen is designed to maximise both style and functionality, fitted with a range of wall and base units with a wood-grain effect and rolled-edge work surfaces. Under-unit lighting adds a subtle touch of elegance, while a full suite of integrated appliances includes an oven with four-ring ceramic hob and extractor hood, fridge/freezer, and slimline dishwasher. The oak-effect laminate flooring continues seamlessly from the living space, creating a cohesive and easy-to-maintain finish.

BEDROOM 11' 5" x 9' 2" (3.48m x 2.79m) A well-proportioned double bedroom with a large window fitted with combination blinds, allowing either partial shading or full black-out. The room is finished with a soft fitted carpet and benefits from an electric radiator, creating a comfortable and practical space.

SHOWER ROOM A contemporary shower room fitted with a double-sized shower cubicle and thermostatic shower. The suite includes a low-level WC with soft-close seat and a wash hand basin set within a modern vanity-style surround. Additional features include an LED mirror with shaver socket and demister function, heated towel radiator, and fully tiled flooring with contrasting wall tiles for a sleek finish.



OUTSIDE The development offers well-maintained communal grounds, secure bicycle storage, and a convenient parcel collection and delivery locker system. The apartment includes one allocated parking space, with the option for a second parking permit available to tenants at £35 per month (subject to availability).

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](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: B  
Basingstoke and Deane  
EPC Rating: D  
Minimum Tenancy Term: 12 Months  
UNFURNISHED  
Allocated Parking for 1 Car

