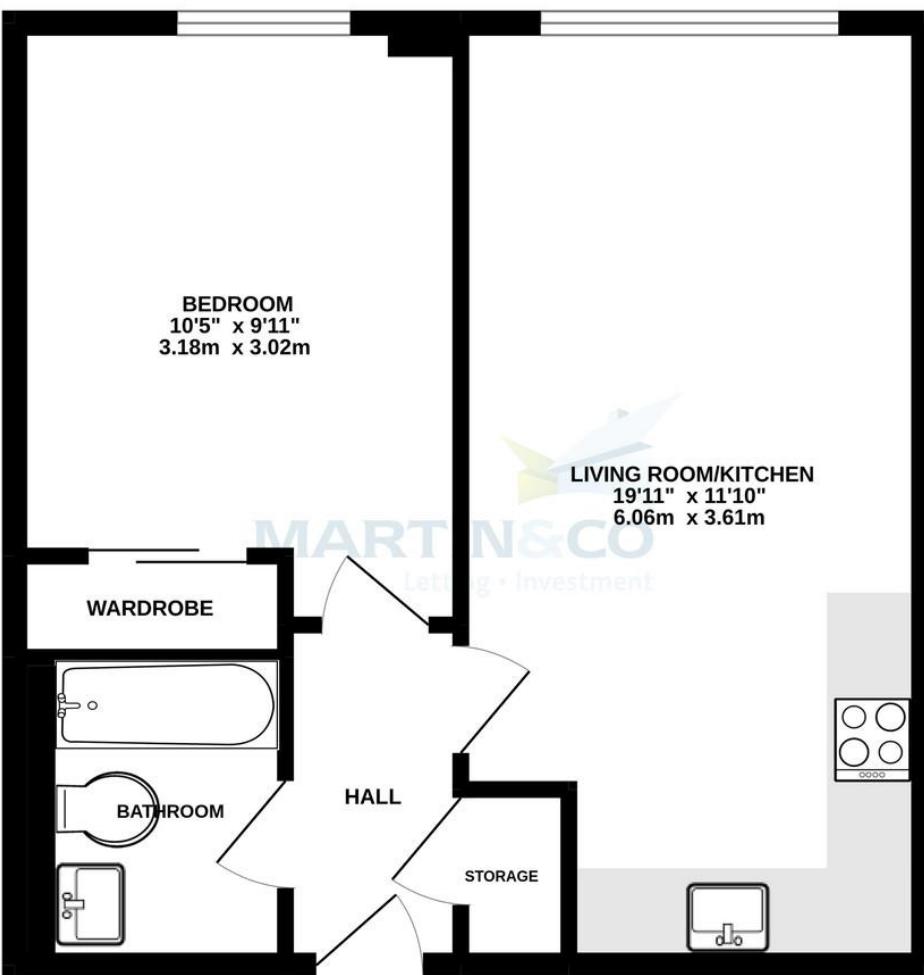


CHURCHILL PLACE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, rooms and 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 Metropix ©2022

TO LET



**Martin & Co Basingstoke**  
26 London Street • Basingstoke • RG21 7PG  
T: 01256-859960 • E: [basingstoke@martinco.com](mailto:basingstoke@martinco.com)

**01256-859960**

**MARTIN&CO**

**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.



**Churchill Place**

**1 Bedroom, 1 Bathroom, Apartment**

**£1,100 pcm**

**MARTIN&CO**



## Churchill Place

Apartment,  
1 bedroom, 1 bathroom

£1,100 pcm

Date available: 16th March 2026

Deposit: £1,269

Unfurnished

Council Tax band: B

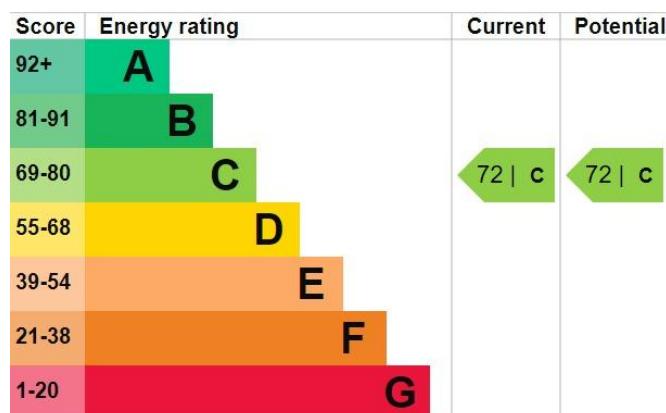
- Unfurnished
- 5th Floor Apartment
- White Goods Included
- Double Bedroom Area with Wardrobe
- Town Centre Location
- NO PARKING with this Property

An unfurnished apartment located at Churchill Place. The property is located on the 5th floor and the kitchen comes with a full-size dishwasher and washer/dryer. The stunning development also boasts direct and private access for residents to the Festival Place

COMMUNAL ENTRANCE Impressive and spacious entrance hall, lifts and stairs to apartment. The reception has a 24 hour concierge. There is a post room and door to communal grounds.

ENTRANCE HALL Wood effect flooring, video intercom entry system, down lights and door to airing cupboard.

LIVING ROOM/KITCHEN 19' 10" x 11' 10" (6.06m x 3.61m) Large feature double glazed window, wood effect flooring, electric heaters with individual control. The kitchen area has a full size fridge/freezer, integrated dishwasher, integrated washer/dryer, built in combination oven/microwave oven. There is a stainless steel sink unit with cupboard under, further range of matching cupboards and drawer unit.



BEDROOM 10' 5" x 9' 10" (3.18m x 3.02m) Double glazed windows, double wardrobe, carpet and electric heater

BATHROOM Enclosed bath with mixer taps and shower attachment with glass shower screen, low level W.C and vanity sink unit, part-tiled walls and towel radiator.

REFERENCES AND HOLDING DEPOSIT 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

### KEY FACTS FOR RENTERS

Council Tax Band: B

Basingstoke and Deane

EPC Rating: C

Minimum Tenancy Term: 12 Months

UNFURNISHED

NO PARKING