TYPE 12 636 sq.ft. (59.1 sq.m.) approx. BEDROOM 2 12'1" x 9'1" 3.69m x 2.77m BEDROOM 1 12'8" x 8'10" 3.86m x 2.70m LOUNGE/KITCHEN 20'6" x 12'8" 6.25m x 3.86m BATHROOM

TOTAL FLOOR AREA: 636 sq.ft. (59.1 sq.m.) approx.



TO LET



Martin & Co Basingstoke
26 London Street • Basingstoke • RG21 7PG

01256-859960 T: 01256-859960 • E: basingstoke@martinco.com 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 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.



Normandy House, Alencon Link

2 Bedrooms, 1 Bathroom, Apartment

£1,425 pcm





Normandy House, Alencon Link

Apartment, 2 bedroom, 1 bathroom

£1,425 pcm

Date available: 11th December 2024 Deposit: £1,644.23

Unfurnished

Council Tax band: C

Modern Two Bedroom Apartment

- Town Centre Location
- Luxury Bathroom with Quality Fittings
- Open Plan Living Room
- White Goods Including a Dishwasher
- Parking For 1 Car

A modern two bedroom modern apartment, located next to Basingstoke train station. The property comprises two bedrooms, large open plan living area, the kitchen area has built-in appliances including a dishwasher and a luxury bathroom. There is allocated parking for one car.

Video entry phone system

Combination blinds partial or full black-out

White Goods including a washer/dryer and dishwasher

USB points

Rain Show er

Heated tow el rail

LED mirror with shaver socket & demister function

TV, telephone & SKY Q points

Hard-wired smoke alarms

Sprinkler system for all apartments

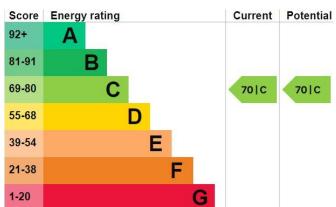
Onsite parking included in rent (addental space available for an extra

Smart parcel drop box facility

Cycle store

On-site manager's office

FRONT DOOR TO





ENTRANCE HALL Oak effect laminate flooring, intercomphone, electric radiator and utility cupboard with washer/dryer.

LOUNGE/KITCHEN 20' 6" x 12' 8" (6.25m x 3.86m) Large window with combination blinds partial or full black-out, oak effect laminate flooring, electric radiator, and utility cupboard with washer/dryer.

A range of eye and base level storage units with rolled edge work surfaces with under-cabinet lighting, integrated oven, four ring ceramic hob with extractor hood over, integrated slimline dishwasher, required to provide proof of ID and address in accordance with Home and fridge/freezer. There are chrome plugs including one with USB

BEDROOM 1 12' 8" x 8' 10" (3.86m x 2.70m) Window with Combination blinds partial or full black-out, carpet and electric radiator.

BEDROOM 2 12' 1" x 9' 1" (3.85m x 2.80m) Window with Combination blinds partial or full black-out, carpet and electric

OUTSIDE Bicycle storage, parcel collection and delivery locker and parking for one car

BATHROOM Bath with shower over, low level WC with a soft close toilet seat, wash hand basin, thermostatic shower LED mirror with shaver socket and demister function, towel radiator, tiled flooring and proof of address) and payslips extractorfan

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 Allocated Parking for One Car



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 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

Documentation that will be required

Passport, driving licence, utility bill dated in the last 3 months (for

MATERIAL INFORMATION EPC Rating - C Council Tax Band - C Basingstoke and Deane Minimum Rental Term is 12 Months



