

TOTAL FLOOR AREA: 604 sq.ft. (56.1 sq.m.) approx



TO LET



Martin & Co Basingstoke
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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.

01256-859960

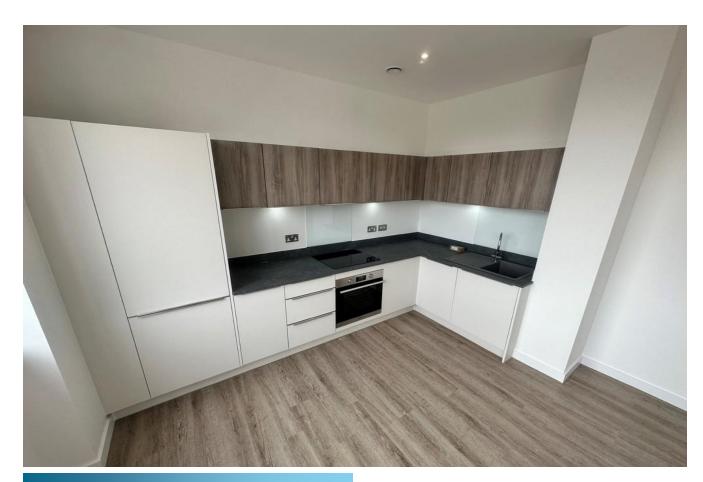


Normandy House, Alencon Link

2 Bedrooms, 1 Bathroom, Apartment

£1,460 pcm





Normandy House, Alencon Link

Apartment, 2 bedroom, 1 bathroom

£1,460 pcm

Date available: 11th July 2025 Deposit: £1,684.61 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

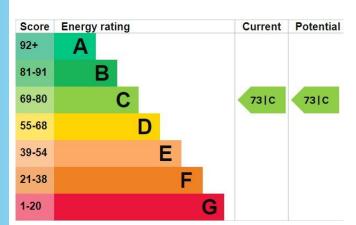
A modern bedroom apartment on the 2nd floor, situated adjacent to Basingstoke's train station, and comes with gated parking. The apartment has high-quality appliances and fine detailing. The kitchen area includes built-in appliances such as a dishwasher.

ENTRANCE HALL Oak effect laminate flooring, intercom phone, 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.

KITCHEN AREA

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, and fridge/freezer. There are chrome plugs including one with USB ports





BEDROOM 1 12' 8" x 8' 10" (3.86m x 2.70m) Window with Combination blinds partial or full black-out, carpet and electric By law, Right to Rent checks must be carried and as such will 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 https://assets.publishing.service.gov.uk/government/uploads/

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

close toilet seat, wash hand basin, the mostatic shower LED mirror with shaver socket and demister function, towel radiator, tiled flooring and extractor fan

APPLIC ATIONS A holding deposit equivalent to 1 weeks rent history, usually up to 3 years. 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. Passport, driving licence, utility bill dated in the last 3 months 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 Minimum Tenancy Term: 12 Months days after paying the holding deposit. Failure to do so for any UNFURNISHED 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

be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found

system/uploads/attachment_data/file/573057/6_1193_HO_N H_Right-to-Rent-Guidance.pdf

Reference Checks and Credit Worthiness All applicants will be subject to a credit check carried out by a BATHROOM Bath with shower over, low level WC with a soft 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

Documentation that will be required (for proof of address) and payslips

KEY FACTS FOR RENTERS Council Tax Band: C Basingstoke and Deane EPC Rating: C Allocated Parking for 1 Car



