

HURNE COURT  
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 654 sq.ft. (60.7 sq.m.) approx.  
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



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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 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.



**Hurne Court, Basingstoke, RG21 4DE**

**2 Bedrooms, 1 Bathroom, Apartment**

**£1,100 pcm**





## Riverdene

Apartment,  
2 bedroom, 1 bathroom

£1,100 pcm

Date available: Available Now

Deposit: £1,269

Unfurnished

Council Tax band: B

- First Floor Apartment
- Modern Fitted Kitchen
- Stylish Bathroom Suite
- Neutral Décor Throughout
- Two Bedrooms
- Garage In Nearby Block

Well presented first floor two bedroom apartment offering a spacious living room, modern fitted kitchen with appliances, stylish bathroom and garage in a nearby block. Finished in neutral tones, this bright home is well placed for local amenities and transport links.

**COMMUNAL DOOR TO** Entered via a communal entrance hall with access to the communal bin store, with stairs rising to the first floor landing and a private front door to the apartment.

**ENTRANCE HALL** The entrance hall provides doors to Bedroom 1, the kitchen, living room and shower room.

**RE-FITTED KITCHEN 7' 5" x 9' 11"** (2.26m x 3.02m) A smart modern kitchen fitted with a comprehensive range of high gloss wall and base units, set against wood effect work surfaces and contemporary tiled

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

splashbacks. The kitchen benefits from an inset sink and drainer, four ring gas hob with oven below, extractor, fridge freezer, washing machine, dishwasher and a wall mounted boiler. A window provides natural light, while recessed ceiling spotlights and wood effect flooring complete the room.

**BEDROOM 1 10' 0" x 10' 8"** (3.05m x 3.25m) A bright and well-proportioned main bedroom, presented in neutral décor and finished with a soft fitted carpet. The room benefits from a large window providing good natural light, together with a radiator and fitted curtains, making it a comfortable and inviting double bedroom

**BATHROOM** A modern and attractively finished bathroom, fitted with a white suite comprising a panel enclosed bath with shower over and glass screen, wash hand basin with vanity storage beneath, and low level WC. The room is finished with contemporary tiled walls, patterned floor tiling, a heated towel rail and a frosted window, creating a smart and practical space.

**LOUNGE 19' 1" x 10' 8"** (5.82m x 3.25m) A spacious and well proportioned living room, presented in neutral décor and finished with a soft fitted carpet. Two large windows provide excellent natural light, while two radiators help make the room a comfortable and versatile living space. There is plenty of room for both seating and dining areas, and a door from the room provides access to Bedroom 2.

**BEDROOM 2 9' 11" x 7' 10"** (3.02m x 2.39m) A comfortable and versatile second bedroom, presented in neutral décor and finished with a fitted carpet. The room benefits from a window providing natural light, along with a radiator and fitted curtains

**GARAGE 15' 5" x 7' 10"** (4.719m x 2.4m) The property includes a garage in a nearby block. Ideal for secure parking or extra storage.

**PARKING** Residents parking available on a first come, first served basis.

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\\_1\\_193\\_HO\\_NH\\_Right-to-Rent-Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1_193_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

**KEY FACTS FOR RENTERS** Council Tax Band: B  
Basingstoke and Deane  
EPC Rating: D  
Minimum Tenancy Term: 12 Months  
**UNFURNISHED**