



1ST APARTMENT AT CHURCHILL PLACE MARTIN & CO 01256859960

TOTAL FLOOR AREA : 495 sq.ft. (46.0 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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**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 - 1st Floor with Parking**

**1 Bedroom, 1 Bathroom, Apartment**

**£1,150 pcm**

**MARTIN&CO**





# Churchill Place - 1st Floor with Parking

Apartment,  
1 bedroom, 1 bathroom

£1,150 pcm

Date available: 25th July 2025

Deposit: £1,326

Furnished

Council Tax band: B

- First Floor Town Centre Apartment
- Large Bright Living Room/Kitchen
- Kitchen Area with Dishwasher
- Double Bedroom with Wardrobes
- Gated Parking for One Car
- 24 Hour Concierge
- Furnished

A modern first floor apartment located in Basingstoke town centre, next to the train station. The property comprises a 20'4 living room/kitchen with appliances, double bedroom with fitted wardrobes, bathroom and allocated parking.

Deposit free option available.

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

Hardwood veneered, solid core entrance door with spy hole

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

KITCHEN/LIVING ROOM 20' 4" x 14' 6" (6.2m x 4.4m) Full width windows with blinds, wood effect flooring, electric panel heaters. The kitchen area has a full size fridge/freezer, integrated dishwasher, integrated washer/dryer, built in combination microwave oven. There is a stainless steel sink unit with cupboard under, further range of matching cupboards and drawers.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



BEDROOM 10' 11" x 9' 10" (3.3m x 3.000m) Double glazed window with blinds, double wardrobe, carpet and electric panel heater.

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

PARKING Allocated parking space located under the building

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

Deposit Free Option This property is available with a Deposit-Free option which means that instead of paying a traditional six weeks security deposit, you pay a fee of one week's rent + VAT to become a member of Flatfair (a deposit-free renting scheme) which significantly reduces the upfront costs. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damage. More details available at flatfair.co.uk

## KEY FACTS FOR RENTERS

Council Tax Band: B  
Basingstoke and Deane  
EPC Rating: C  
Minimum Tenancy Term: 12 Months  
FURNISHED  
Allocated Parking for One Car

