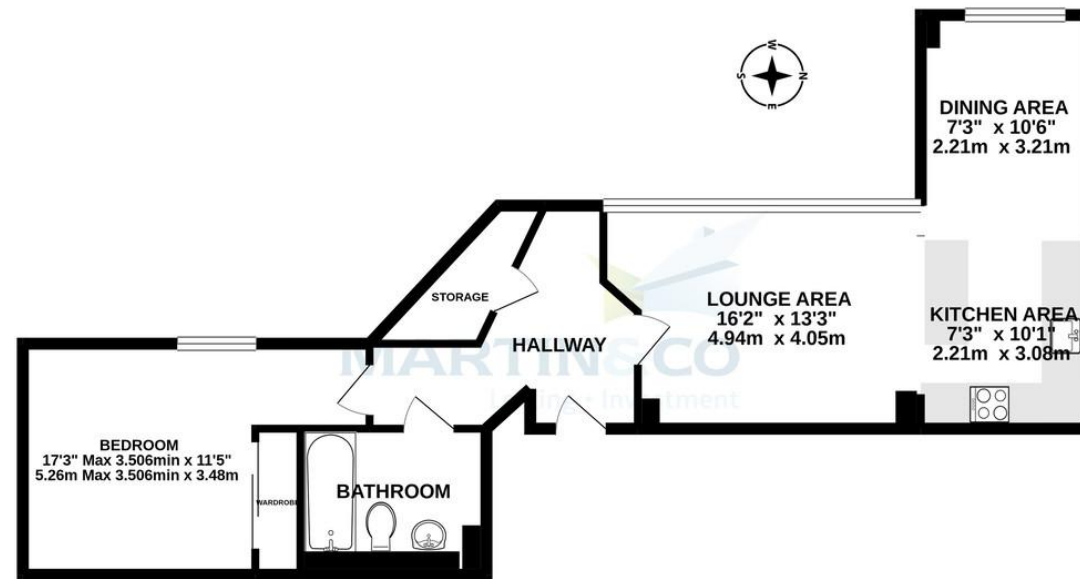


FIRST FLOOR
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 727sq.ft. (67.5 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.
Made with Metropix 5/2021

TO LET



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<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 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, Churchill Way, RG21 7AA

1 Bedroom, 1 Bathroom, Apartment

£1,250 pcm





Churchill Place

Apartment,
1 bedroom, 1 bathroom

£1,250 pcm

Date available: 7th August 2025
Deposit: £1,442
Unfurnished
Council Tax band: B

- Largest One-Bed in the Building
- Unfurnished
- Open-Plan Lounge with Floor-to-Ceiling Windows
- High-Gloss Kitchen with Appliances & Island
- Separate Dining Area
- Double Bedroom with Wardrobe & Feature Light
- Modern Bathroom with Shower Over Bath

A unique and stunning one-bedroom apartment, by far the largest one-bedroom in the building. The accommodation includes a generous hallway providing direct access to each main room, featuring a delightful open-plan living area with a panoramic floor-to-ceiling glass wall and a fully equipped kitchen with built-in appliances that opens into a separate dining area. There is a well-proportioned bedroom with built-in wardrobes and a beautifully appointed modern bathroom.

COMMUNAL ENTRANCE An impressive and spacious entrance hall with a 24-hour concierge service, a residents' post room, and access to the communal grounds. The building offers three stairwells to the first floor and three lifts for convenience.

ENTRANCE HALL Hardwood-veneered, solid core door with a spy hole for added security.

LIVING ROOM 16' 2" x 13' 3" (4.94m x 4.05m) A bright and spacious open-plan lounge featuring stunning floor-to-ceiling double-glazed windows with fitted blinds, stylish wood-effect flooring, modern recessed spotlights, and an electric heater with individual control. The living area flows seamlessly into the high-spec kitchen, creating a contemporary, airy living space.

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		



KITCHEN AREA 7' 3" x 10' 1" (2.21m x 3.08m) The contemporary kitchen is fully fitted with a full-size fridge/freezer, integrated dishwasher, integrated washer/dryer, and a built-in combination microwave oven. It features a stainless steel sink with base unit, along with a matching range of high-gloss cupboards and drawers for ample storage. An additional larder unit and a stylish central island with a granite worktop and three storage cupboards beneath provide extra workspace and serve as a focal point for the open-plan layout.

DINING AREA 7' 3" x 10' 6" (2.21m x 3.21m) Double-glazed window with fitted blinds, wood-effect flooring, and an electric heater with individual control. This bright space is ideal for a dining table and flows naturally from the kitchen and lounge.

BEDROOM 17' 3" x 11' 5" (5.26m x 3.48m) Double-glazed window with fitted blinds, fitted double wardrobe with sliding doors, carpet, and an electric heater with individual control. A contemporary chandelier-style light fitting adds a touch of elegance.

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

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

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

MATERIAL INFORMATION
Council Tax Band: B
Basingstoke and Deane
EPC Rating: C
Minimum Tenancy Term: 12 Months
UNFURNISHED
Allocated Parking for ONE CAR

