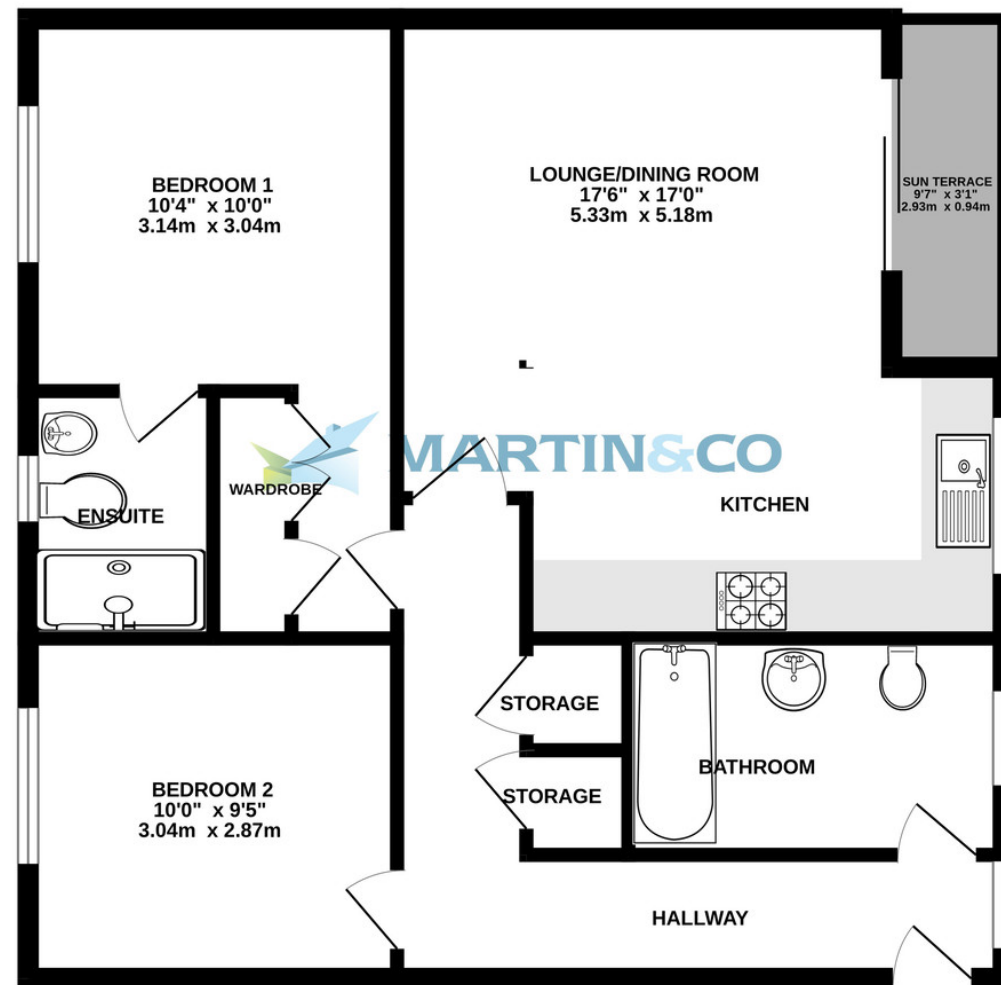


1ST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.6 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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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.



TO LET



Pillar Box Gardens, Basingstoke, RG24 9TB

2 Bedrooms, 2 Bathrooms, Apartment

£1,300 pcm

MARTIN&CO



Limes Park

Apartment,
2 bedrooms, 2 bathrooms

£1,300 pcm

Date available: Available Now
Deposit: £1,500
Unfurnished
Council Tax band: C

- Two Bedroom Apartment
- Open Plan Living Kitchen Area
- New Carpets To Lounge And Bedrooms
- New Blackout Blinds To Bedrooms
- Unfurnished
- Allocated Parking
- Close to the Hospital

A well presented two bedroom apartment offering open plan living with access to a private balcony. New carpets are to be fitted to the lounge and both bedrooms, with new blackout blinds to be fitted to the bedrooms. Unfurnished and well positioned for local amenities.

Communal Entrance Communal hallway with stairs leading to the first floor.

Entrance Hall Spacious and welcoming entrance hall with fitted carpet, radiator, entry phone system, and a useful built-in storage cupboard. Doors lead to all principal rooms, creating a practical and well-laid-out central hallway.

Open Plan Living/Kitchen Area A bright and well-proportioned open plan living space which will benefit from new carpet, with front aspect double glazed sliding doors opening onto the balcony and providing excellent natural light. The kitchen area is fitted with a range of contemporary eye and base level units, roll-edged work surfaces, tiled splashbacks, inset sink, integrated oven and gas hob with extractor over, integrated dishwasher and washing machine, and a window to the kitchen area. Ideal for modern living and entertaining.

BEDROOM 1 A well-proportioned double bedroom which will benefit from a new carpet and blackout blinds. The room features a rear

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



aspect double glazed window, radiator, and built-in wardrobes,

ENSUITE Modern white suite comprising a shower cubicle with sliding door, wash hand basin, low level WC, tiled surrounds, radiator, and a frosted double glazed window providing natural light.

BEDROOM 2 The second bedroom which will benefit from a new carpet and blackout blinds. The room features a rear aspect double glazed window, radiator, and neutral décor

BATHROOM White suite comprising a panel-enclosed bath with shower over and glass screen, wash hand basin, low level WC, tiled surrounds, radiator, and a frosted double glazed window providing natural light

OUTSIDE Allocated parking space, visitor parking, and communal lawned gardens to the rear.

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

KEY FACTS FOR RENTERS Council Tax Band: C
Basingstoke and Deane
EPC Rating: C
Minimum Tenancy Term: 12 Months
UNFURNISHED
Allocated Parking for 1 Car

