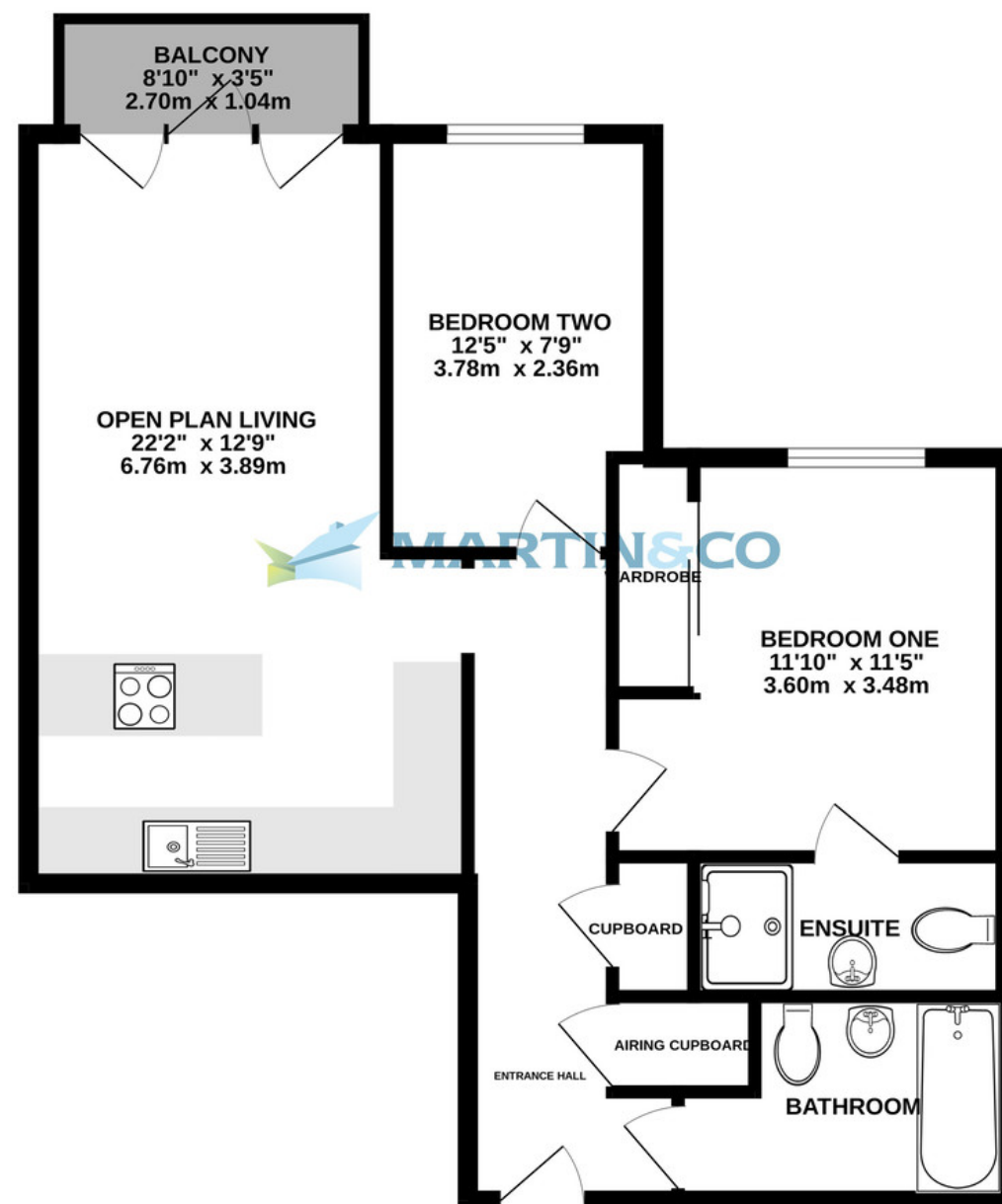


678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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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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



Winterthur Way, Basingstoke, RG21 7UN

2 Bedrooms, 2 Bathrooms, Apartment

£1,300 pcm





Winterthur Way

Apartment,
2 bedrooms, 2 bathrooms

£1,300 pcm

Date available: 31st January 2026
Deposit: £1,500
Unfurnished
Council Tax band: C

- Open Plan Living Room and Kitchen
- High Specification Kitchen with Island Unit
- Balcony with Open Outlook
- En-Suite Shower Room to Main Bedroom
- Modern Main Bathroom
- EPC Rating B
- Allocated Parking Space

A well presented two double bedroom, fourth floor apartment offering open plan living with a high specification kitchen, island unit and floor to ceiling glazing. Features include a balcony, en suite shower room, modern bathroom and allocated parking. EPC rating B.

Communal Entrance Secure communal entrance with telephone entry system. Lifts and stairs serving all floors. The apartment is located on the fourth floor.

Entrance Hall Spacious entrance hall with wood effect flooring, airing cupboard housing the hot water cylinder with shelving, separate utility/storage cupboard with consumer unit and ventilation system, wall-mounted electric heater, and doors leading to all rooms.

LIVING ROOM/KITCHEN Living Area Well-proportioned open plan living space with wood effect flooring, recessed ceiling with LED feature lighting, wall-mounted electric heater, and rear aspect double doors opening onto the balcony. Fitted with TV points and finished with floor-to-ceiling glazing allowing plenty of natural light.

Kitchen Area High-quality contemporary kitchen fitted with a range of gloss base and eye-level units, quartz-style work surfaces, feature tiled

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 83 B | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



splashbacks, an inset black sink with mixer tap, and under-unit lighting. Integrated appliances include an induction hob set into the island with a designer extractor above, eye-level double oven with integrated microwave, fridge/freezer, and washing machine. The kitchen also benefits from extensive storage including pull-out larder units and corner carousel cupboards.

BEDROOM 1 Rear aspect double bedroom with built-in sliding wardrobes, carpeted flooring, recessed ceiling lighting, wall-mounted electric heater, TV and telephone points, and door leading to the en-suite

ENSUITE En-suite shower room comprising a double shower cubicle with glazed enclosure and power shower, pedestal wash hand basin, low level WC, chrome heated towel rail, shaver point, part tiled walls, vinyl flooring, and extractor fan.

BEDROOM 2 Rear aspect bedroom with carpeted flooring, recessed ceiling lighting, wall-mounted electric heater, and window with fitted curtains.

BATHROOM Main bathroom comprising a panel-enclosed bath with shower over, pedestal wash hand basin, low level WC, chrome heated towel rail, part tiled walls, tiled flooring, wall-mounted mirror, and extractor fan

PARKING The property benefits from an allocated parking space within the multi-storey car park.

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: B Minimum Tenancy Term: 12 Months UNFURNISHED Allocated Parking for 1 Car

