

1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 520 sq.ft. (48.3 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



**Martin & Co Basingstoke**

26 London Street • Basingstoke • RG21 7PG  
T: 01256-859960 • E: basingstoke@martinco.com

**01256-859960**

<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.



**Spring House, Sarum Hill, RG21 8SA**

**2 Bedrooms, 1 Bathroom, Apartment**

**£1,350 pcm**





## Sarum Hill

Apartment,  
2 bedroom, 1 bathroom

£1,350 pcm

Date available: Available Now

Deposit: £1,557

Furnished

Council Tax band: C

- Two Double Bedrooms
- Open Plan Lounge/Kitchen
- Fitted Kitchen With White Goods
- Built In Wardrobes To Both Bedrooms
- Bathroom With Shower Over Bath
- Neutral Décor Throughout
- Town Centre Location

Available Now, this furnished first floor apartment offers Two Double Bedrooms, an Open Plan Lounge/Kitchen with Juliet Balcony, White Goods Included and Parking. Ideally located close to the Town Centre, perfect for convenient modern living.

COMMUNAL DOOR TO

COMMUNAL ENTRANCE HALL Stairs to the first floor. Doors to front and rear (where parking is)

FRONT DOOR TO Entrance via a private front door into the inner hallway, finished in neutral décor with carpet flooring. The hall provides access to all principal rooms and benefits from a wall mounted entry phone system and radiator, creating a practical and welcoming entrance space.

KITCHEN/LOUNGE 18' 0" x 15' 11" (5.49m x 4.85m) A bright and spacious open plan lounge/kitchen offering an excellent main living space with room for both seating and dining. The lounge area is finished in neutral décor with carpet flooring and benefits from French doors opening to a Juliet balcony,

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

allowing in plenty of natural light and giving the room an airy feel.

The kitchen is fitted with a good range of wall and base units with work surfaces over, tiled splashbacks and inset sink and drainer. Appliances include a fridge freezer, washing machine, oven, four ring gas hob and extractor hood. The wall mounted boiler is also housed within the kitchen, making this a practical and well arranged space for day to day living.

BEDROOM 1 10' 3" x 9' 8" (3.12m x 2.95m) A good-sized double bedroom with neutral décor and carpet flooring, offering a bright and comfortable principal sleeping space. The room benefits from a built-in wardrobe, radiator and double-glazed window

BEDROOM 2 9' 7" x 9' 7" (2.92m x 2.92m) A well proportioned second bedroom, ideal as a guest room, home office or additional double bedroom. Finished in neutral décor with carpet flooring, the room benefits from built in wardrobe storage, radiator and dual aspect windows, helping to create a bright and airy feel.

BATHROOM A well-presented bathroom fitted with a white suite comprising panel enclosed bath with a shower over and a glazed screen, a pedestal wash hand basin and a low level WC. Finished with tiled walls around the bath and sink area, the room also benefits from a heated towel rail, extractor fan, and frosted window for natural light and ventilation. Airing cupboard housing the hot water cylinder, providing practical storage space for linen and household items.

PARKING Allocated parking for one car

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

KEY FACTS FOR RENTERS

Council Tax Band: C

Basingstoke and Dane

EPC Rating: C

Minimum Tenancy Term: 12 Months

FURNISHED

Allocated Parking for 1 Car

