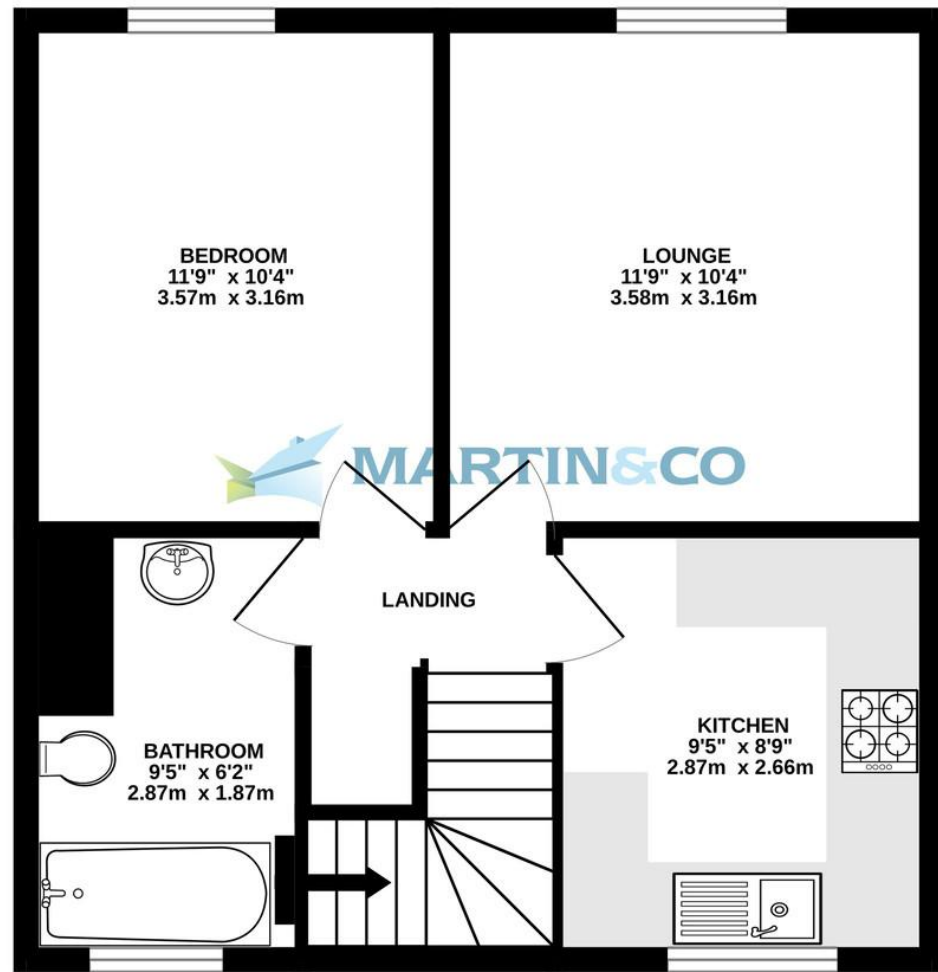


1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 450 sq.ft. (41.8 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 ©2026



Martin & Co Basingstoke
26 London Street • Basingstoke • RG21 7PG
T: 01256-859960 • E: basingstoke@martinco.com <http://www.martinco.com>

01256-859960



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 for 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.



Haydn Road, Basingstoke, RG22 4JG

1 Bedroom, 1 Bathroom, Apartment

£900 pcm





Brighton Hill

Apartment,
1 bedroom, 1 bathroom

£900 pcm

Date available: Available Now

Deposit: £1,038

Unfurnished

Council Tax band: A

- Freshly Redecorated Throughout
- New Carpets
- Good Size Kitchen
- Good Sized Lounge
- Gas Central Heating
- Double Glazing

First floor maisonette finished to a high standard throughout, featuring a spacious lounge, modern fitted kitchen with breakfast bar, double bedroom and well-presented bathroom. Recently redecorated with new carpets, offering a clean, ready to move into home in a convenient location. Council tax Band A

Accessed via a double-glazed front door leading into a private entrance area, providing a secure and practical space for coats and shoes.

STAIRS Recently redecorated in neutral tones with newly fitted carpets, the staircase leads to a bright first-floor landing

LANDING A bright first floor landing, recently redecorated in neutral tones and fitted with new carpets, creating a clean and modern feel throughout. Provides access to all principal rooms and benefits

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



from a useful storage area along with loft access.

KITCHEN 9' 5" x 8' 9" (2.87m x 2.67m) A well-proportioned and neatly presented fitted kitchen, offering a comprehensive range of eye and base level units providing excellent storage, complemented by generous worktop space ideal for everyday use. Recently improved with a newly fitted gas hob and built-in electric oven, the kitchen is both practical and ready to use. The layout makes efficient use of space, with an additional breakfast bar area creating a useful spot for dining or home working. A large window allows for plenty of natural light and offers a pleasant open outlook, enhancing the overall feel of the room. Further benefits include space and plumbing for a washing machine, space for a freestanding fridge/freezer, tiled splashbacks, and vinyl flooring for ease of maintenance. A wall-mounted boiler is also neatly positioned within the kitchen.

LOUNGE 11' 9" x 10' 4" (3.58m x 3.15m) A spacious and well-proportioned lounge offering excellent living space, easily accommodating both seating and dining areas. Recently redecorated in neutral tones and fitted with new carpets, the room presents in very good condition throughout. A large window enhances the overall feel of the room, while the layout provides flexibility for a range of furniture configurations, making it ideal for both relaxing and entertaining. Further benefits include a radiator, multiple power points and a practical layout that maximises usable floor space.

BEDROOM 11' 9" x 10' 4" (3.58m x 3.15m) A spacious double bedroom offering excellent proportions, with ample space for a double bed, along with wardrobes and additional furniture. Recently redecorated in neutral tones and fitted with new carpets, the room is well presented and ready for immediate occupation. Further benefits include a radiator and multiple power points.

BATHROOM 9' 5" x 6' 2" (2.87m x 1.88m) A well-presented bathroom fitted with a three-piece suite comprising a panel-enclosed bath with shower over and glass screen, low-level WC and pedestal wash hand

care flooring, the room is practical and ready for immediate use. Further benefits include a heated towel rail and extractor fan.

PARKING Non-allocated parking on a first-come, first-served basis

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 TENANTS Council Tax Band: A
Basingstoke and Deane
EPC Rating: C
Minimum Tenancy Term: 12 Months
UNFURNISHED