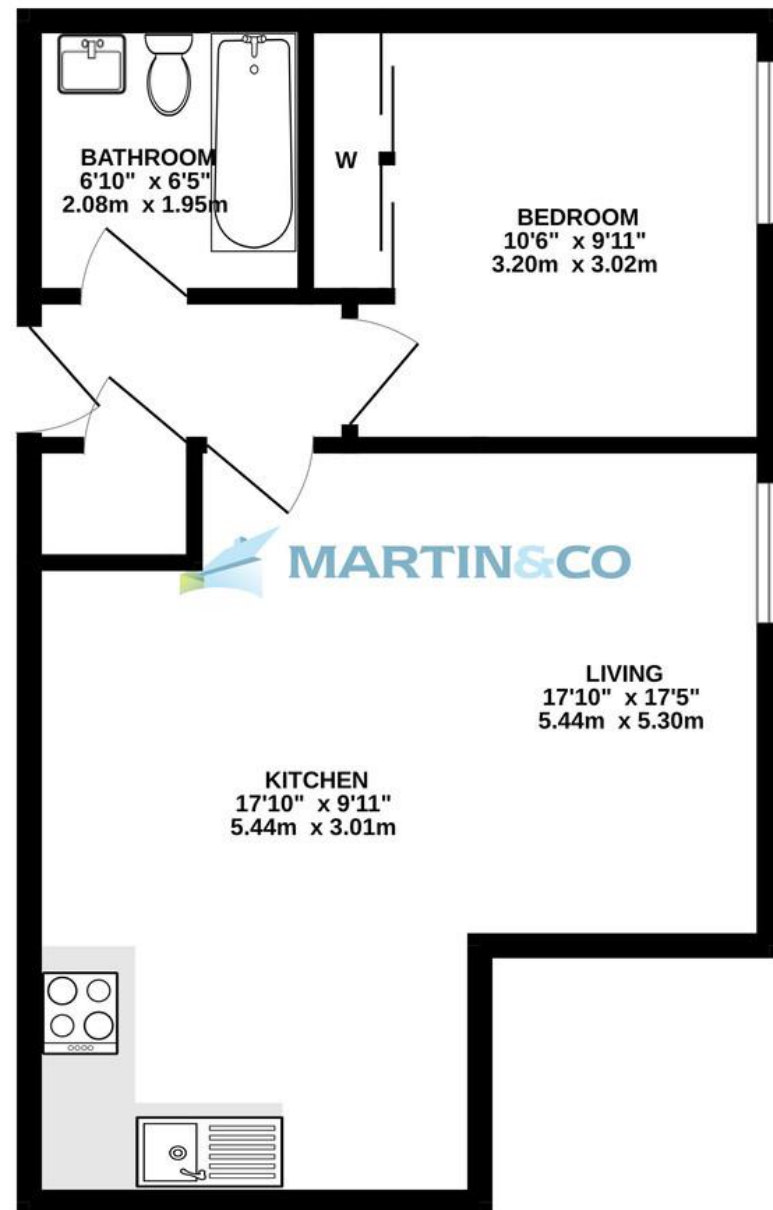


GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 443 sq.ft. (41.2 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 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.



TO LET

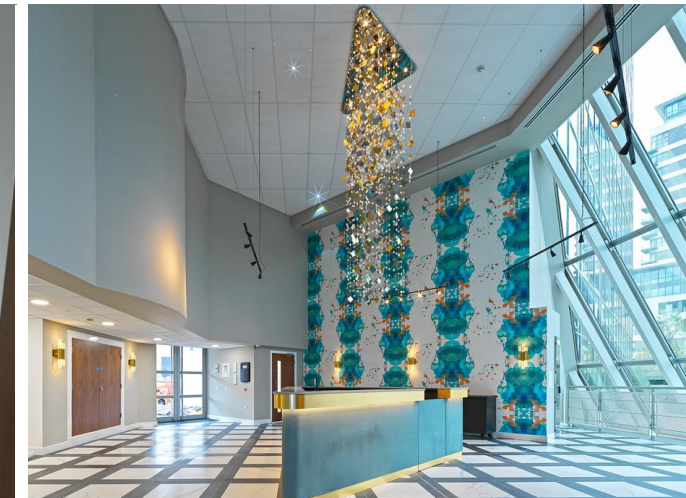


Churchill Place

1 Bedroom, 1 Bathroom, Apartment

£1,175 pcm





Churchill Place

Apartment,
1 bedroom, 1 bathroom

£1,175 pcm

Date available: 6th June 2026

Deposit: £1,355

Unfurnished

Council Tax band: B

- Ground Floor Apartment
- Gated Parking for One Car
- Large Living Room/Kitchen
- Double Bedroom Area with Wardrobe
- Modern Bathroom
- Town Centre Location
- Unfurnished

A ground-floor one double bedroom apartment located in the centre of Basingstoke and only a short walk to the shopping centre and train station. The property also benefits from a large lounge/dining, kitchen area with appliances, a luxury bathroom, and secure gated parking for one car.

COMMUNAL ENTRANCE Impressive and spacious entrance hall, the reception has a 24 hour concierge. There is a post room and door to communal grounds.

LIVING ROOM/KITCHEN Double-glazed window with fitted vertical blinds, wood-effect flooring, recessed spotlights and electric heaters with individual controls. The open-plan kitchen area is fitted with a modern range of high-gloss wall and base units with integrated appliances including a full-height fridge/freezer, dishwasher, washer/dryer, electric hob, built-in oven and combination microwave. Stainless steel sink unit

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	62 D
39-54	E		
21-38	F		
1-20	G		

with mixer tap, ample worktop space and a further range of matching cupboards and drawers.

BEDROOM Double glazed window with blinds, double wardrobe, carpet and electric heater

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

PARKING Allocated parking for 1 car is located under the building

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_193_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

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: B
Basingstoke and Deane
EPC Rating: D
UNFURNISHED
PARKING FOR ONE CAR