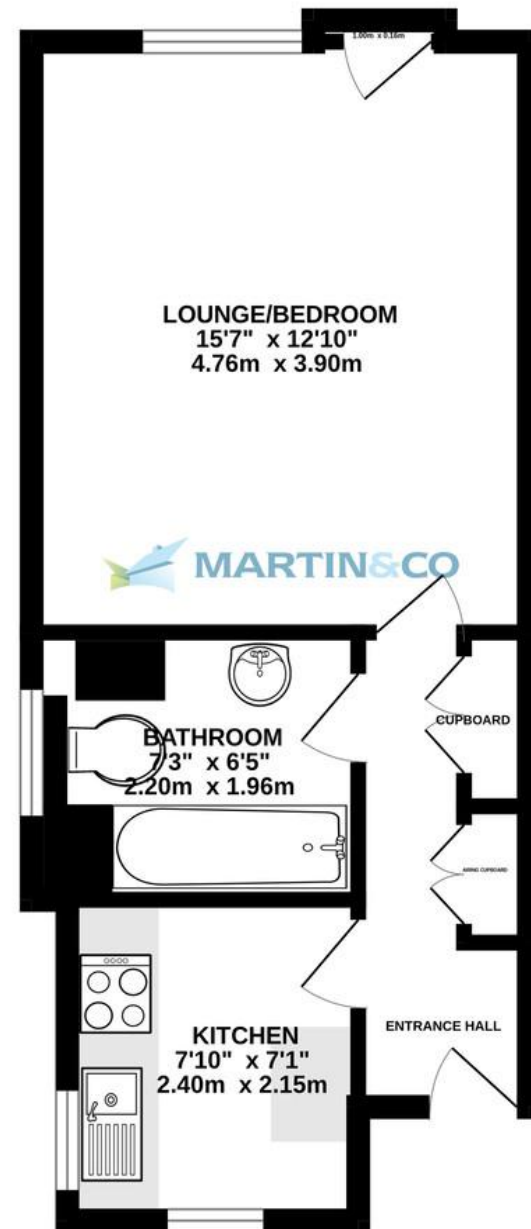


FIRST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 334sq.ft. (31.0 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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Martin & Co Basingstoke

26 London Street • Basingstoke • RG21 7PG
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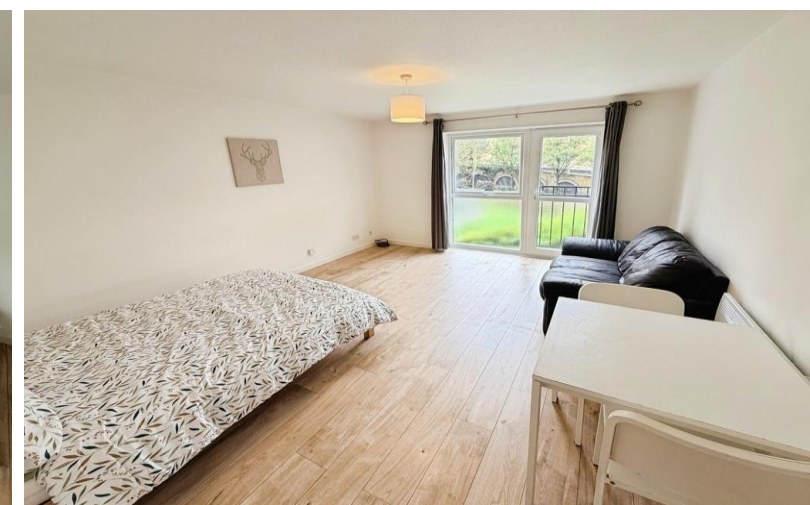
<http://www.martinco.com>



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.



TO LET



The Danes, Goat Lane, RG21 7PQ

First Floor Studio Apartment

£925 pcm





The Danes, Town Centre

Studio

£925 pcm

Date available: 18th July 2026

Deposit: £1,067.30

Furnished

Council Tax band: A

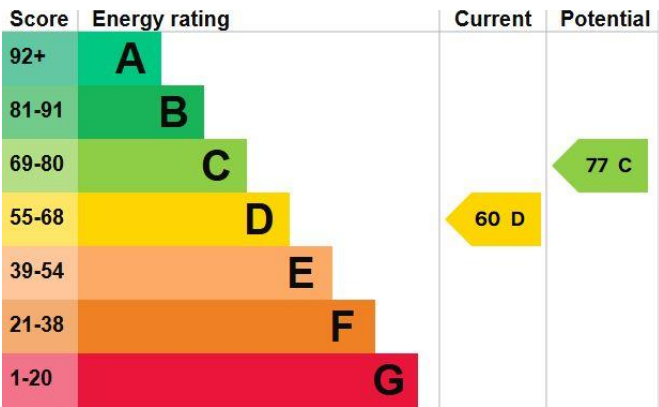
- Bright Studio Room With Juliette Balcony
- Furnished
- Modern Re-Fitted Kitchen
- Bathroom With Natural Light
- Excellent Built-In Storage
- Town Centre Location Close To Amenities
- Town Centre Location

Bright and well-presented furnished studio apartment conveniently located within easy reach of Basingstoke town centre and the mainline railway station. The property offers a bright open-plan living and sleeping area with a Juliette balcony, a modern fitted kitchen, generous built-in storage and a contemporary bathroom. The apartment is furnished and has allocated parking

COMMUNAL ENTRANCE Stairs to first floor

ENTRANCE HALL A practical entrance hallway finished with laminate flooring and benefitting from excellent built-in storage, including a large cupboard and separate airing cupboard.

RE-FITTED KITCHEN 7' 10" x 7' 3" (2.4m x 2.2m) A bright dual aspect kitchen, recently re-fitted to a modern standard and benefitting from excellent natural light. The



kitchen offers a range of matching wall and base units with work surfaces over, incorporating a stainless steel sink unit. There is a built-in electric oven with hob and extractor, space for appliances, laminate flooring, and part-tiled walls.

LOUNGE/BEDROOM 15' 1" x 13' 1" (4.6m x 4.0m) A bright and well-proportioned studio room, offering flexible living and sleeping space. Double glazed doors open onto a Juliette balcony, providing a pleasant outlook and excellent natural light, with a further window enhancing the overall feel of the room. Finished with laminate flooring and an electric heater.

BATHROOM A bright side aspect bathroom with a double glazed window providing natural light and ventilation. The suite comprises a panel enclosed bath with electric shower over and glass screen, pedestal wash hand basin and low level WC. Finished with part-tiled walls and a chrome heated towel radiator.

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_1_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
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: A
Basingstoke and Deane
EPC Rating: D
FURNISHED
Allocated Parking for one car