



THE PROPERTY  
EXPLORER



114 Sinclair Drive  
, Basingstoke, RG21 6AD

£1,750 Per Month



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**114 Sinclair Drive**  
Basingstoke, RG21 6AD

- PETS CONSIDERED
- ALLOCATED PARKING
- CENTRAL LOCATION
- THREE BEDROOM FAMILY HOME
- AVAILABLE MID JULY
- KITCHEN WITH APPLIANCES





**EXPLORER** – We are delighted to offer to the market this well-presented and spacious three-bedroom end-of-terrace townhouse. Ideally situated within walking distance of Basingstoke mainline train station and the town centre, the property overlooks a green to the front within a well-regarded development.

Further benefits include a fitted kitchen, downstairs cloakroom/WC, and a spacious lounge/diner with access to a low-maintenance rear garden. The first floor comprises a large double bedroom, a further bedroom, and a family bathroom. The second floor is home to a generously sized master bedroom with an en-suite shower room. **AVAILABLE MID JULY, PETS CONSIDERED.**



**Tenant Information:** Assuming rent is agreed at £1,750.00 per month, the Holding Deposit of £403.84 is payable once the offer is accepted subject to contract to go towards the first month's rent. A 5-week Security Deposit of £2,019.23 and remaining first month's rent of £1,346.16 are payable 2 working days before check-in.

**NB:** Applicants must earn a minimum household income of 30 x the monthly rent ( £1,750 x 30 = £52,500

## Floor Plan



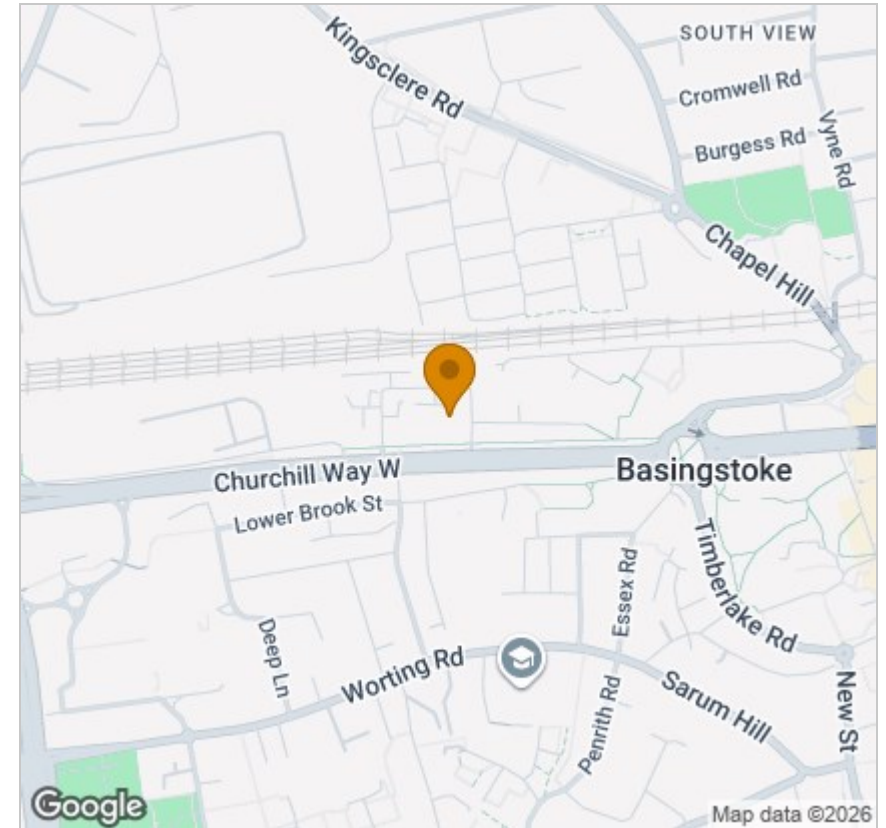
## Viewing

Please contact our The Property Explorer Office on 01256 321777 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

