NORMAN COURT 36 CRANESWATER PARK | SOUTHSEA | PO4 0LY



MONTHLY RENTAL OF £1,100

We are pleased to offer for rent this well-presented, top floor purpose-built apartment located in the requested Craneswater Park, Southsea, being close to Canoe Lake, the seafront and Albert Road. The property is approached via a communal entrance with stair and lift access to the forth floor. Internally, the accommodation comprises; entrance hall with store cupboard, living dining room with separate fitted kitchen, two double bedrooms both with built in cupboards, bathroom and separate WC. Externally, there is a Westerly facing balcony accessed via the living room with far reaching city views plus an allocated parking space. This property provides gas central heating and double glazing throughout, is offered unfurnished and available early April. Viewings are highly recommended!

- Two Bedroom Top Floor Apartment
- Balcony with Views of Spinnaker Tower
- Close to Canoe Lake and Seafront
- Living Dining Room, Separate Kitchen
- Deposit £1269.23, EPC C, Tax Band C
- Allocated Parking Space, Available April



What you need to do

- Pay Holding Deposit equivalent to one weeks rent. This will be refunded if your application is unsuccessful unless you have provided false or misleading information in which case it will be retained.
- 2. Provide I.D. proof of address [see list of acceptable items]
- 3. Complete `Vouch` application form and follow the instructions/prompts which the system will send you.

What happens next?

- 1. Vouch will request references and conduct a credit check based on the information you provide
- 2. Vouch will keep you informed throughout the process.

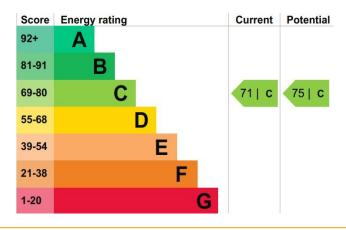
[Please be aware that it is your responsibility to ensure that any referees e.g. previous Landlords/Agents/Employers are aware of the requirement to provide information on your behalf and a speedy decision will be entirely dependent on the information being provided promptly so you are advised to chase/encourage your referees as appropriate . You may contact Vouch if you have any issues during this process.]

- 3. The Property can only be held for a maximum of 14 days whilst your application is processed At the end of this period if the information required has not been received, we are obliged to return your holding deposit and reject your application [unless an extension is agreed otherwise]
- 4. Once the process is completed you will be advised of the decision.

When can I move in?

5. Once you have been informed that your application to rent has been approved a move in date will be confirmed and you will be required to pay the balance of monies due, i.e the remainder of the security deposit and the initial rental, and to sign the tenancy agreement.

Please refer to our **Guide for Tenants**, for full details of all the above.



Southsea Sales & Lettings 7/9 Stanley Street, Southsea, PO5 2DS Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays Sales & Lettings The Seagull, 13 Broad Street, Old Portsmouth, PO1 2JD Tel: 023 9281 5221 Drayton & Out of Town Sales & Lettings 139 Havant Road, Drayton, PO6 2AA Tel: 023 9221 0101

www.fryandkent.com

Sales & Lettings Mayfair Office, Cashel House, 15 Thayer Street, W1U 3JT Tel: 0870 112 7099 Southsea Admin Centre 12 Marmion Road, Southsea, PO5 2BA Tel: 023 9282 2300



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The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.