# THE VULCAN

PORTSMOUTH | HAMPSHIRE | PO1 3BF











## MONTHLY RENTAL OF £1,700

We are delighted to offer for rent this second floor 'LOFT' apartment situated in the desirable Grade II Listed Vulcan Building, a beautifully converted former Naval armoury store located within the highly requested Gunwharf Quays Development. The apartment is approached via an impressive communal hallway with stair and life service to all floors. Internally the property comprises entrance hallway, open plan 'VAULTED' living/dining/kitchen complete with a range of integrated appliances and electrically operated skylight windows and exposed walls. Either side are two double double bedrooms with built in wardrobes. The Master bedroom benefits from an en-suite bathroom while the shower room adjoins bedroom two. Externally, there is access to the communal grounds, allocated parking in the former parade ground. Offered part furnished & available now! Viewings simply are a must to appreciate the size and original features of this spacious apartment.

- Spacious Second Floor Apartment
- Open Plan Living Room & Kitchen with Vaulted Ceiling
- Two Double Bedrooms & Two Bathrooms
- Highly Requested Gunwharf Quays Development
- Deposit £1961.54, EPC D & Tax Band E
- Offered Part Furnished & Available Now!



#### What you need to do

- 1. 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]
- Complete `Vouch` application form and follow the instructions/prompts which the system will send you.

### What happens next?

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

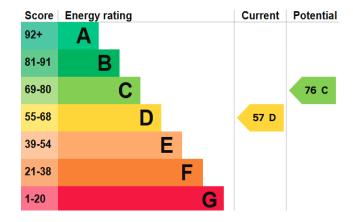
Please be aware that it is your responsibility to ensure that any referees e.g. previous Landlords/Agents/Employers are aware of the requirement to provide information on your behalf and a speedy decision will be entirely dependent on the information being provided promptly so you are advised to chase/encourage 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 The Seagull, 13 Broad Street, Old Portsmouth, PO1 2ID Tel: 023 9281 5221

Drayton & Out of Town 139 Havant Road, Drayton, PO6 2AA Tel: 023 9221 0101

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