BRUCE ROAD

SOUTHSEA | PO4 9RL













MONTHLY RENTAL OF £1,050

We have pleasure in marketing for rent this spacious one bedroom apartment situated within the requested location of Bruce Road, close to Southsea Seafront, Canoe Lake, local shops, restaurants and bars. The property is presented in excellent condition throughout, has its own private entrance and internally comprises entrance hall, dining room/study, living room, modern fitted kitchen with integrated appliances, double bedroom and shower room. Externally the property benefits from having its own private courtyard garden as well as access to the communal garden. The property is offered unfurnished and available now, viewings simply are a must!

- Spacious One Bedroom Apartment
- Modern Fitted Kitchen With Appliances
- Living Room, Dining/ Study Room
- One Double Bedroom, Shower Room
- Deposit £1,211.54, EPC D & Tax Band B
- Offered Unfurnished & 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.

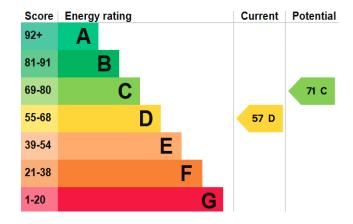
Please be aware that it is your responsibility to ensure that any referees e.g. previous Landlords/Agents/Employers are aware of the requirement to provide information on your behalf and a speedy decision will be entirely dependent on the information being provided promptly so you are advised to chase/encourage 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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