

NELSON ROAD

SOUTHSEA | PO5 2AS



MONTHLY RENTAL OF £1,200

We are delighted to offer for rent this spacious two bedroom apartment located in the heart of central Southsea, being close to all local amenities and the seafront. The internal accommodation comprises entrance hall, large living room with bay window feature fireplace and raised dining/ office area, modern bathroom, two double bedrooms and kitchen with appliances. The property boasts period features throughout and high ceilings, provides gas central heating and double glazing, is offered unfurnished and mid November. Viewings are an absolute must to appreciate its great size and location!

- First Floor Apartment, Central Southsea
- Two Double Bedrooms, Family Bathroom
- Living Room With Raised Office/Dining
- Modern Fitted Kitchen With Appliances
- Deposit £1384.62 EPC D, Tax Band A
- Unfurnished & Available Mid November!

FRY & KENT

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]
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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Southsea Sales & Lettings
7/9 Stanley Street,
Southsea PO5 2DS
Sales Tel – 023 9281 5221
Lettings Tel – 023 9282 2400

Property Management
12 Marmion Road,
Southsea PO5 2BA
Tel - 023 9282 2300

Old Portsmouth Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth PO1 2JD
Sales Tel - 023 9235 5366
Lettings Tel – 023 9282 2400

Drayton Sales & Lettings
139 Havant Road,
Drayton PO6 2AA
Sales Tel – 023 9221 0101
Lettings Tel – 023 9282 2400

Waterlooville Sales & Lettings
75B London Road,
Waterlooville PO7 7EL
Sales Tel – 023 92 297 788
Lettings Tel – 023 9282 2400

Mayfair Office Sales & Lettings
Cashel House, 15 Thayer Street,
London W1U 3JT
Tel - 0870 112 7099
Fax – 020 7467 5339

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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.