ASHBURTON ROAD

SOUTHSEA | HAMPSHIRE | PO5 3JT













MONTHLY RENTAL OF £1,700

We are delighted to offer for rent this deceptively spacious family home which benefits from an integral garage and off road parking. Situated in Ashburton Road the property is just a stone's throw to Southsea shops, restaurants and bars and is within easy walking distance to Gunwharf Quays, Old Portsmouth and transportation links in and out of the city. Internally the property is presented in good order throughout and comprises entrance hallway with cloakroom and access into the garage, spacious kitchen/ dining room with appliances. To the first floor is main living room with Easterly facing balcony, bedroom four and bedroom five/ office. To the second floor is the master bedroom with en-suite shower room, two further bedrooms and family bathroom. Externally is a Westerly facing garden with patio area and grass. The property is offered unfurnished & available early January. Viewings are a must!

- Five Bedroom Family Townhouse
- Central Southsea Location
- Kitchen/Dining Room, Living Room
- Two Bathrooms, Garage & Parking
- Deposit £1961.54, EPC C & Tax Band E
- Unfurnished & Available January!



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.
- 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
- Vouch will keep you informed throughout the process.

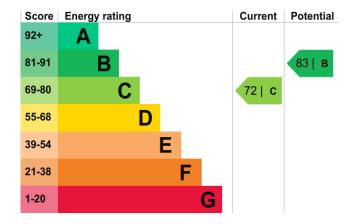
Please be aware that it is your responsibility to ensure that any referees e.g. previous Landlords/Agents/Employers are aware of the requirement to provide information on your behalf and a speedy decision will be entirely dependent on the information being provided promptly so you are advised to chase/encourage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

Mayfair Office, Cashel House, 15 Thaver Street, W1U 3IT Tel: 0870 112 7099

Southsea 12 Marmion Road, Southsea, PO5 2BA Tel: 023 9282 2300

www.fryandkent.com









