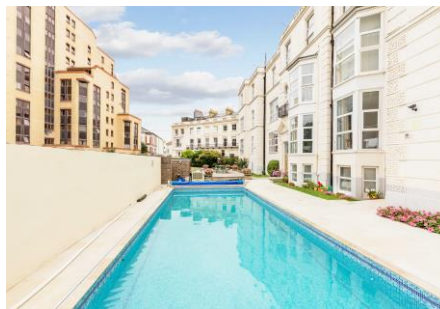


CLARENCE PARADE

SOUTHSEA | HAMPSHIRE | PO5 3RJ



MONTHLY RENTAL OF £900

Fry and Kent are pleased to offer for rent this well presented, two bedroom first floor apartment located within this landmark building occupying a prominent seafront location on Clarence Parade, with a host of leisure facilities and amenities close to hand. The property is approached via a communal entrance on Auckland Road West with stairs rising to the first floor. Internally the property comprises an entrance hall, two double bedrooms, family bathroom with utility cupboard, contemporary kitchen with appliances and a spacious bright living room. Externally there are communal gardens, bike storage and the use of the residents' swimming pool. Offer unfurnished and available end July. Viewings are a must!

- Two Bedroom Seafront Apartment
- Contemporary Fitted Kitchen & Bathroom
- Spacious Living Room & Separate Utility
- Gas Heating System & Double Glazing
- Communal Swimming Pool & Gardens
- Offered Unfurnished, Available End July

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.

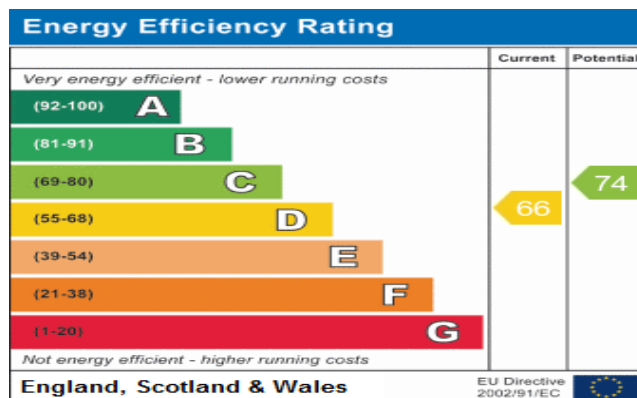
[Please be aware that it is your responsibility to ensure that any referees e.g. previous Landlords/Agents/Employers are aware of the requirement to provide information on your behalf and a speedy decision will be entirely dependent on the information being provided promptly so you are advised to chase/encourage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



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

sales@fryandkent.com

lettings@fryandkent.com

propertymanagement@fryandkent.com

mayfairoffice@fryandkent.com

www.fryandkent.com



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.