

# NIGHTINGALE ROAD

SOUTHSEA | PO5 3JJ



## MONTHLY RENTAL OF £1,100

We are delighted to offer for rent this well presented, spacious, split level apartment in central Southsea located within walking distance to Southsea Common and Seafrot, and all local amenities, including Palmerston Road precinct and transport links in and out of the city. Internally the property is presented in excellent condition throughout benefiting from gas central heating and double glazing and comprises an entrance hallway, two double bedrooms, good size lounge with bay window and opening to modern fitted kitchen with appliances and new fitted shower room. The property is offered unfurnished and available now. Viewings simply are a must!

- Beautiful Two Bedroom Apartment
- Fitted Kitchen with Appliances
- Good Sized Lounge with Bay Window
- Modern Fitted Shower Room
- Deposit £1269.23 EPC C, Tax Band A
- 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]

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.

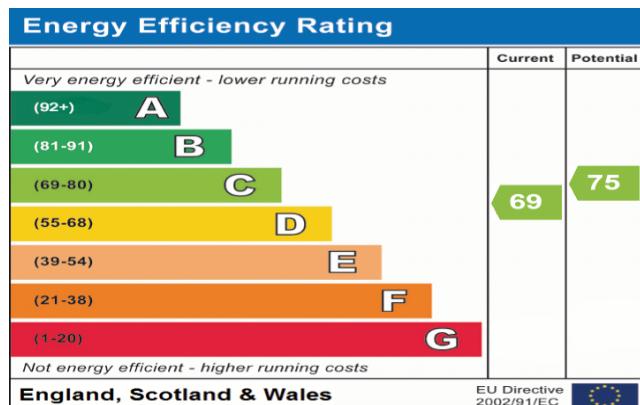
*[Please be aware that it is your responsibility to ensure that any referees e.g. previous Landlords/Agents/Employers are aware of the requirement to provide information on your behalf and a speedy decision will be entirely dependent on the information being provided promptly so you are advised to chase/encourage 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  
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays  
Sales & Lettings  
The Seagull, 13 Broad Street,  
Old Portsmouth, PO1 2JD  
Tel: 023 9281 5221

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

London  
Sales & Lettings  
Mayfair Office, Cashel House,  
15 Thayer Street, W1U 3JT  
Tel: 0870 112 7099

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

[www.fryandkent.com](http://www.fryandkent.com)