

SPICE QUAY

BROAD STREET | OLD PORTSMOUTH | PO1 2JU



MONTHLY RENTAL OF £2,400

We are delighted to offer for rent this immaculately presented, four bedroom family home, situated in a gated complex, occupying a unique position on the edge of the Camber Dock with fabulous views across the dock, pontoons and the iconic Spinnaker Tower. This is a highly sought after location of Broad Street within the Old Portsmouth Conservation area, having Spice Island and The Hot Walls on the doorstep is just a short walk to Portsmouth Cathedral, Southsea Seafront and Gunwharf Quays. Internally the accommodation comprises an entrance hall, utility room, kitchen/ breakfast room with appliances and patio doors to the low maintenance patio. To the first floor is an impressive lounge with balcony overlooking the Camber as well as another balcony to the rear, bedroom three, family bathroom and bedroom four or study. To the second floor is bedroom two and master bedroom with walk-in wardrobe and en-suite shower room. The property also has a garage and additional parking in front and provides gas central heating. Offered unfurnished and available now. Viewings are highly recommended to appreciate this stunning location and family home.

- Immaculately Presented Family Home
- Extensive Views of Camber Dock & Harbour
- Four Bedrooms, Two Bathrooms, Garage
- Modern Kitchen, Living Room With Balcony
- Deposit £2769.23, EPC C & Tax Band F
- 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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.

