# Posbrooke Road

Southsea | Hampshire | PO4 8JJ













## Monthly Rental Of £1,400

We are pleased to offer for rent this well presented, mid-terraced home with bay and forecourt situated on Posbrooke Road, a sought after residential location in Milton, being close to transport links in and out of the city and is within easy walking distance to local amenities, schools and parks. Internally the accommodation comprises an entrance hall, living room, fitted kitchen, separate dining room, lean to with the added benefit of having a cloakroom, first floor landing, three bedrooms, bathroom and spiral staircase rising to a spacious loft area. Externally there is an enclosed, low maintenance rear garden mainly laid with shingle. This property provides gas central heating, is offered unfurnished and available now. Viewings are highly recommended!

- Well Presented Terraced Family Home
- Close to Local Amenities and Schools
- Two Reception Rooms. Downstairs W.C
- Three Bedrooms, First Floor Bathroom
- Deposit £1615.38, EPC E & Tax Band C
- Additional Attic Room, Available Now

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the property people

## Guide for Tenants

### Getting started

1. Pay your holding deposit: A holding deposit of up to one week's rent can reserve the property while we complete the checks. This is per tenancy, not per person. We'll confirm the proposed terms and application deadline before you pay.
2. Provide your documents: We'll explain which identification and proof of address we need and arrange Right to Rent checks for all adult occupiers.
3. Complete your application: Each applicant must complete The Lettings Hub's online form in full, provide accurate information and follow the prompts. Any guarantor will also need to complete the relevant checks.

### Referencing — what happens next?

The Lettings Hub will carry out credit and affordability checks and request employment, income and previous landlord references where needed.

You'll be invited to use secure Open Banking to help verify your finances. This is optional and requires your permission. If you prefer not to use it, contact The Lettings Hub to discuss alternative documents.

Please check your emails and application portal regularly, respond promptly and let your referees know they may be contacted. If you need help, contact The Lettings Hub or our lettings team.

Your information will be handled in line with our privacy notice and The Lettings Hub's privacy notice.

### Your holding deposit and application deadline

The usual deadline for signing the tenancy agreement is 15 calendar days, starting on the day we receive your holding deposit, unless we agree a different deadline with you in writing. If more time is needed, we can discuss a written extension.

If the tenancy goes ahead, we'll refund your holding deposit within seven days of the agreement or, with your permission, put it towards your rent or tenancy deposit.

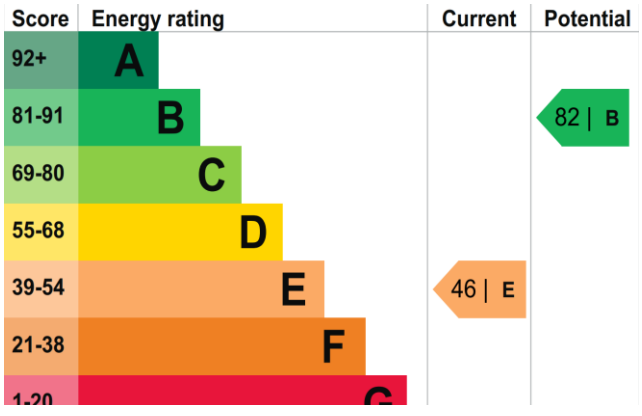
We may only retain it where the law allows: if you withdraw, provide false or misleading information affecting your suitability, fail to take reasonable steps to proceed despite the landlord and agent doing so, or do not have the Right to Rent and the statutory conditions apply. We'll explain any retention in writing within the statutory seven-day period.

### Moving in

Once approved, we'll agree your move-in date and arrange signatures and payments.

Rent will only be requested or accepted once both parties have signed. For monthly tenancies, no more than one month's rent will be required before the tenancy starts.

Your keys will be ready on the agreed start date once all checks, signatures and cleared payments are in place.

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7/9 Stanley Street,
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Old Portsmouth & Gunwharf Quays
Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth, PO1 2JD
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Drayton & Out of Town
Sales & Lettings
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Tel: 023 9221 0101

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Fry & Kent has taken reasonable care in preparing these particulars; please check any matters important to your decision.
Measurements are approximate; services and appliances have not been tested unless stated. Any tenancy is subject to agreement and statutory checks. Nothing here excludes liability for misleading statements or omissions.