

# ADMIRAL SQUARE

NELSON ROAD | SOUTHSEA | PO5 2DQ



## MONTHLY RENTAL OF £2,300

We are delighted to offer for rent this modern, four bedroom town house located in the heart of central Southsea, being close to Palmerston Road, good local schools and is within close proximity to the seafront. The property is set within a gated development boasting off road parking and is presented in good order throughout. Internally, the ground floor provides a cloakroom, contemporary fitted kitchen with integrated appliances and good size dining/family area with patio doors to enclosed garden. The first floor has a double bedroom, family bathroom and lounge with full height glazed bay window. To the second floor, there are two double bedrooms with built in wardrobes and one with en-suite shower room and to the top floor, there is a further bedroom and access to a good sized roof terrace. Externally, there is an enclosed patio area with direct pedestrian access to Grove Road South. This property is offered unfurnished, provides gas central heating and is available early June. Viewings are highly recommend to appreciate its size and location!

- Four Bedroom Modern Town House
- Gated Development, Off Road Parking
- Enclosed Garden and Roof Terrace
- Family Bathroom, En-suite Shower Room
- Deposit £2653.85, EPC C, Tax Band D
- Offered Unfurnished & Available June!

### 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.

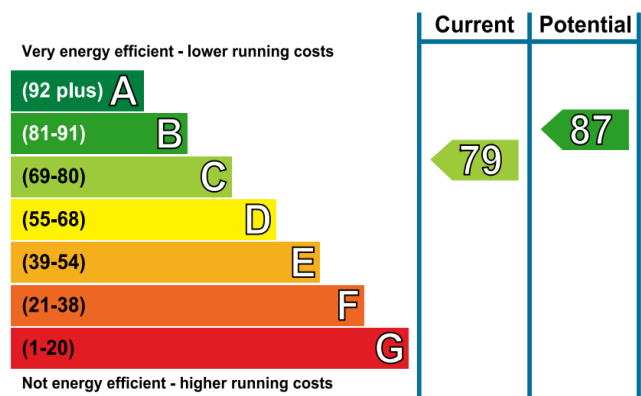
*[Please be aware that it is your responsibility to ensure that any referees e.g. previous Landlords/Agents/Employers are aware of the requirement to provide information on your behalf and a speedy decision will be entirely dependent on the information being provided promptly so you are advised to chase/encourage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

