# 40 Stansted Road

Southsea | Hampshire | PO5 1SA













## Monthly Rental Of £1,100

We are pleased to offer for rent this two bedroom terraced house located on Stansted Road, a popular residential area within Southsea, being close to all local amenities and the train station. Internally the accommodation comprises of an entrance porch, open plan living dining room, modern fitted kitchen, utility area with plumbing for washing machine, bathroom with shower over bath, first floor landing and two double bedrooms. Externally, there is a low maintenance patio garden mainly laid with paving. Offered unfurnished and available now, viewings are highly recommended!

- Well Presented Two Bedroom House
- Close to Amenities and Train Station
- Open Plan Living, Separate Kitchen
- Two Double Bedrooms, One Bathroom
- Deposit £1269.23, EPC C, Tax Band B
- Offered Unfurnished & Available Now!

www.fryandkent.com

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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.

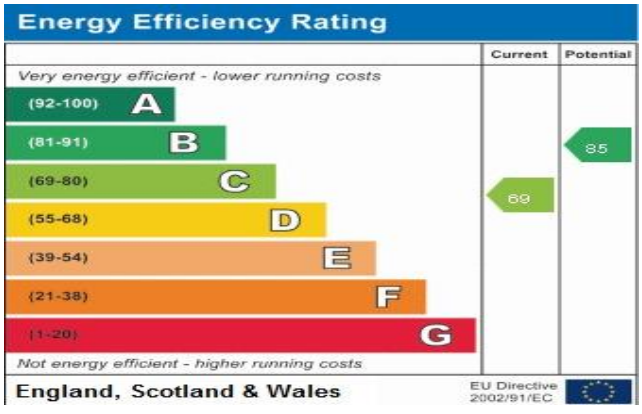
We may only retain it where the law allows: if you withdraw, provide false or misleading information affecting your suitability, fail to take reasonable steps to proceed despite the landlord and agent doing so, or do not have the Right to Rent and the statutory conditions apply. We'll explain any retention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





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

www.fryandkent.com



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.