

COTTAGE GROVE

SOUTHSEA | PO5 1EW



MONTHLY RENTAL OF £900

We pleased to offer for rent this spacious, two bedroom split level apartment situated on Cottage Grove, close to all local amenities and transport links and just a short walk to Gunwahrf Quays and to the seafront. This property is approached via stairs rising to the front door with the internal accommodation comprising; modern fitted kitchen with space for appliances, living dining room, bathroom with shower over bath and two double bedrooms. Externally, there is a small, private patio area. Offered Unfurnished & Available mid May, viewings are highly recommended!

- Split Level Apartment, Private Entrance
- Close to Amenities & Transport Links
- Two First Floor Double Bedrooms
- Modern Kitchen and Bathroom
- Deposit £1038.46, EPC D & Tax Band A
- Offered Unfurnished, Available Mid May



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.

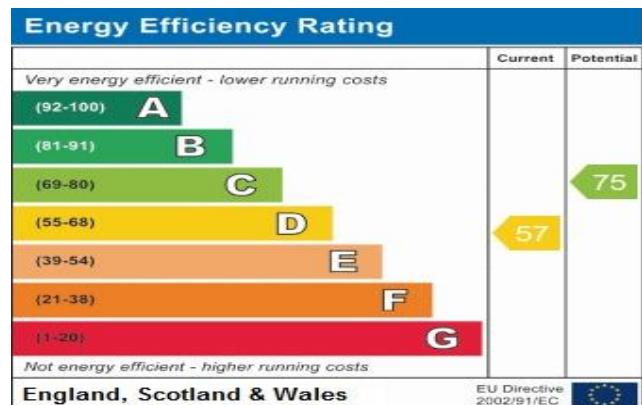
[Please be aware that it is your responsibility to ensure that any referees e.g. previous Landlords/Agents/Employers are aware of the requirement to provide information on your behalf and a speedy decision will be entirely dependent on the information being provided promptly so you are advised to chase/encourage 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
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Southsea
Admin Centre
12 Marmion Road,
Southsea, PO5 2BA
Tel: 023 9282 2300

www.fryandkent.com