# AYLWARD LODGE

AYLWARD STREET | PORTSMOUTH | PO1 3FW



## MONTHLY RENTAL OF £1,000

We are pleased to offer for rent this spacious, purpose built, second floor apartment. The property is close to Gunwharf Quays, Portsmouth Historic Dockyard and excellent transport links including the Isle of Wight Ferry and the bus and train stations at The Hard. Internally the property has been redecorated throughout and comprises an entrance hall with storage cupboard, open plan living room and kitchen with appliances, two double bedrooms and one bathroom. This property is offered unfurnished, provides gas central heating and is early March. Viewings are highly recommended!

- Modern Second Floor Apartment
- Close to Gunwharf and Transport Links
- Two Double Bedrooms, One Bathroom
- Open Plan Living Room and Kitchen
- Deposit £1153.85, EPC B, Tax Band C
- Offered Unfurnished & Available March!



#### 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]
- Complete 'Vouch' application form and follow the instructions/prompts which the system will send you.

### What happens next?

- Vouch will request references and conduct a credit check based on the information you provide
- 2. Vouch will keep you informed throughout the process.

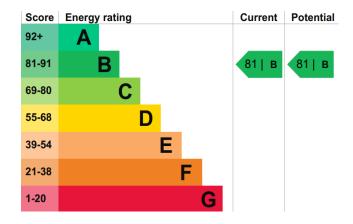
Please be aware that it is your responsibility to ensure that any referees e.g. previous Landlords/Agents/Employers are aware of the requirement to provide information on your behalf and a speedy decision will be entirely dependent on the information being provided promptly so you are advised to chase/encourage 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 The Seagull, 13 Broad Street, Old Portsmouth, PO1 2ID Tel: 023 9281 5221

Drayton & Out of Town 139 Havant Road, Drayton, PO6 2AA Tel: 023 9221 0101

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