

£1,300 Per Month

Governors Walk, Portsmouth PO3
6LU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FLAGSHIP NEW DEVELOPMENT
- ❖ TWO DOUBLE BEDROOMS
- ❖ PURPOSE BUILT APARTMENT
- ❖ ALLOCATED PARKING
- ❖ BEAUTIFUL BATHROOMS
- ❖ AVAILABLE IMMEDIATELY
- ❖ UNFURNISHED
- ❖ CENTRAL LOCATION
- ❖ IDEAL FOR PROFESSIONALS
- ❖ A MUST VIEW

We are delighted to present this beautifully presented two-bedroom apartment, located within the highly sought-after The Old Portsmouth Gaol development in the popular area of Milton. Offering spacious accommodation and modern finishes throughout, this is a property not to be missed.

Upon entering, you are welcomed into a bright and generously sized living area, leading through to a separate fitted kitchen complete with

a washer/dryer and fridge/freezer. The apartment boasts two well-proportioned double bedrooms, including a principal bedroom with a stylish en-suite shower room, as well as a contemporary family bathroom.

Offered on an unfurnished basis, the property also benefits from an allocated parking space for added convenience.

Available early September– contact us today to arrange your viewing.

Call today to arrange a viewing
02392 728090
www.bernardsea.co.uk





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PROPERTY INFORMATION

KITCHEN/LOUNGE/DINING ROOM

Contemporary kitchen with comprehensive floor and wall cupboards incorporating modern handle-less soft-close doors and drawers

- hob
- Multi-function oven
- Integrated fridge/freezer
- Integrated washing machine
- Sink and mixer tap

BATHROOMS

The clean lines of our bathrooms are complemented with contemporary sanitary ware taps and showers

- Vanity mirror
- White sanitary ware
- Stylish mixer taps and showers
- Marble effect wall and floor tiles

BEDROOMS

To achieve a contemporary interior we have selected high quality flooring to complement the beautiful layout whilst other finishes have been kept light and bright

- Recessed lights in specific areas
- White painted woodwork throughout
- Square cuts skirting and architrave throughout
- Walls painted with neutral emulsion
- Smooth ceiling in white emulsion

Council Tax Band TBC

Removal Quotes

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposits (a maximum of 1

- week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
- Council tax (payable to the billing authority);
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

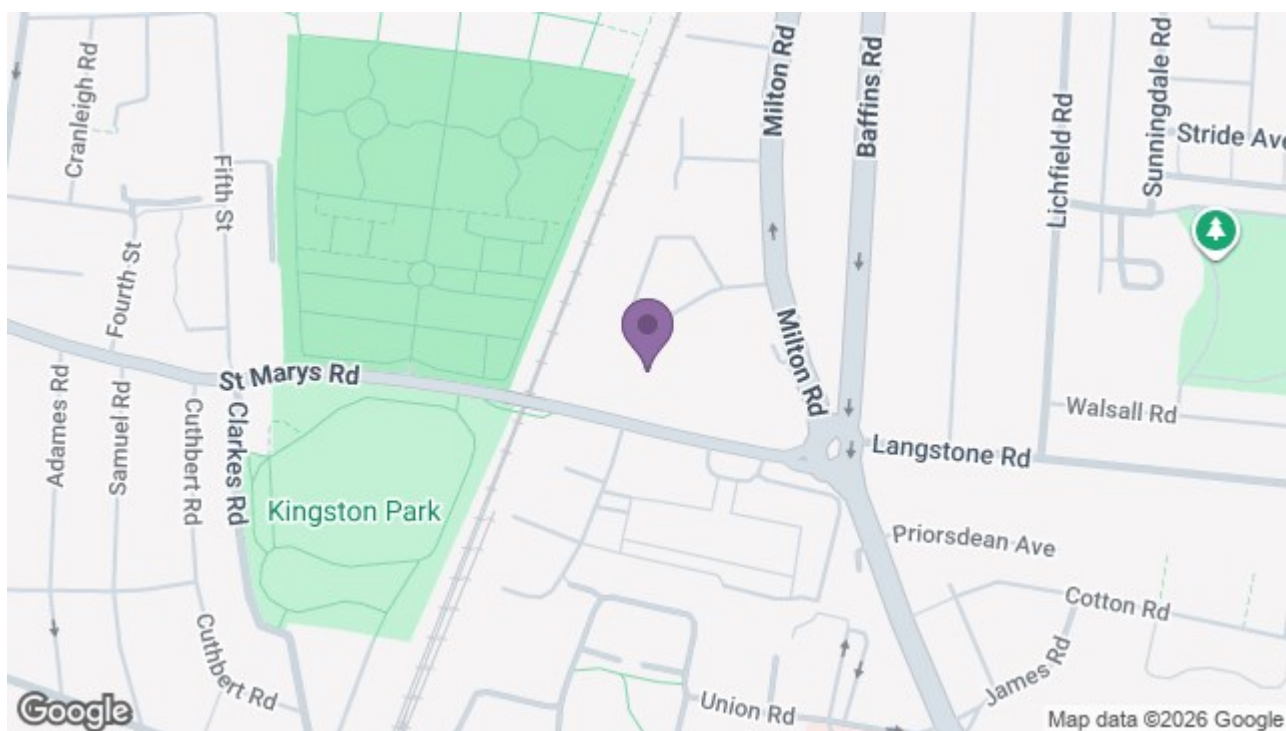
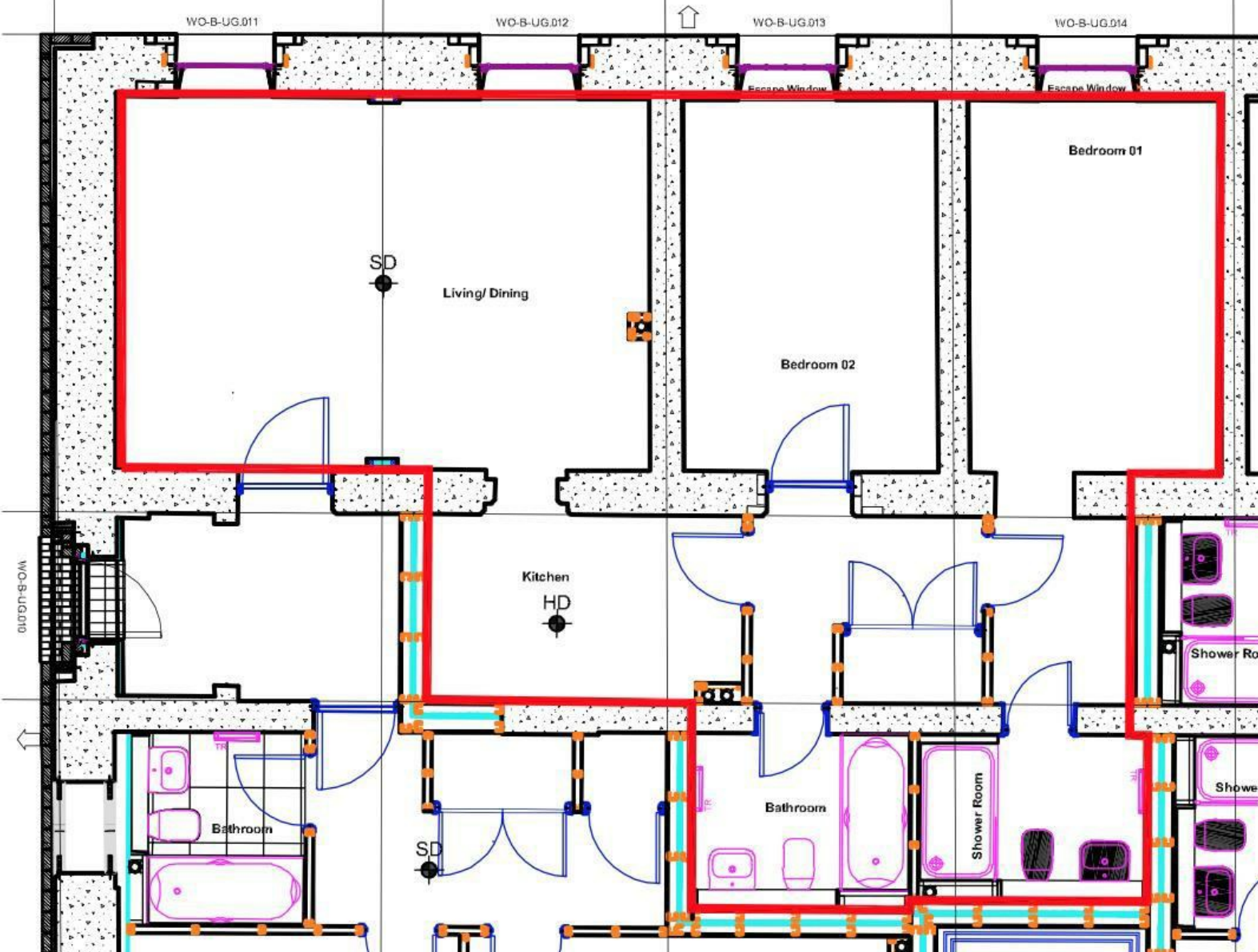
Right to Rent

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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