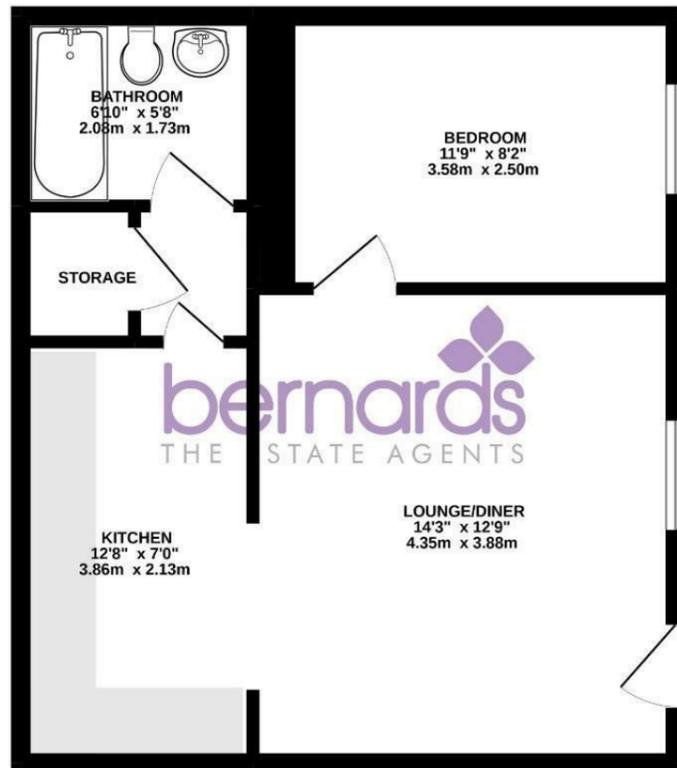
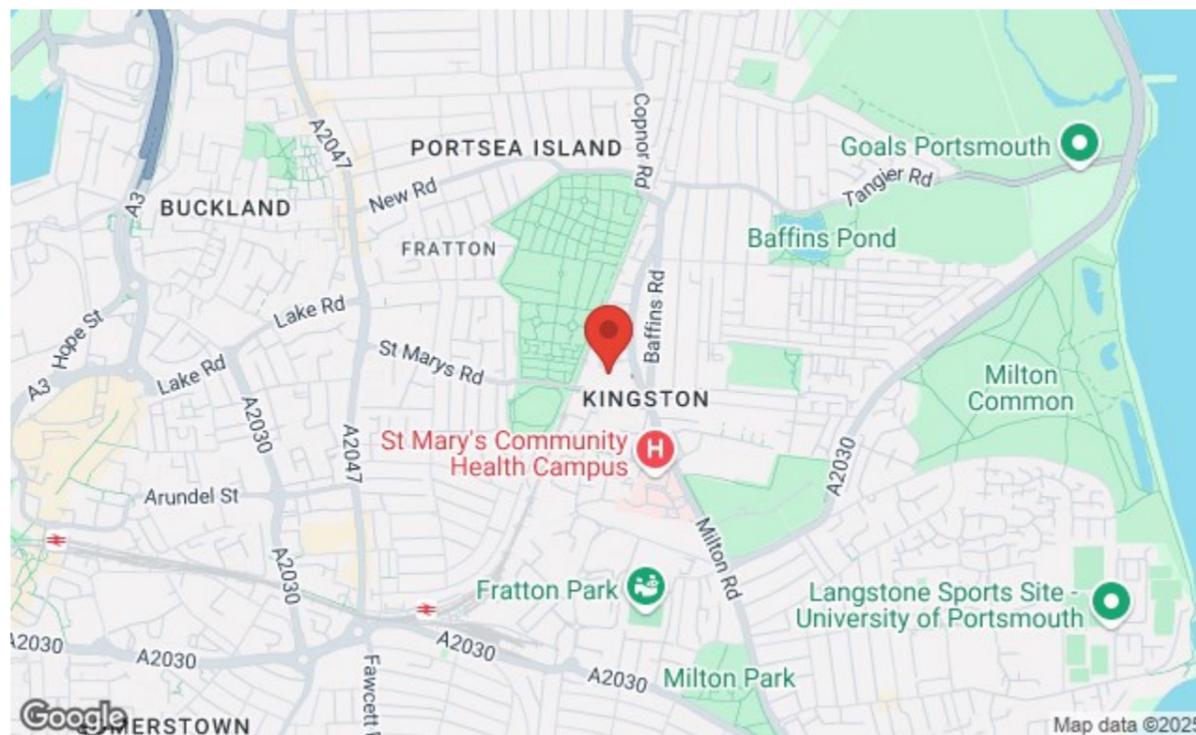


GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 434 sq.ft. (40.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



£1,100 Per Calendar Month

Governors Walk, Portsmouth PO3 6LT



HIGHLIGHTS

- ❖ FLAGSHIP DEVELOPMENT
- ❖ ONE DOUBLE BEDROOM
- ❖ HIGH SPECIFICATION
- ❖ ALLOCATED PARKING
- ❖ BEAUTIFUL BATHROOM
- ❖ AVAILABLE JULY
- ❖ OFFERED UNFURNISHED
- ❖ CENTRAL LOCATION
- ❖ IDEAL FOR PROFESSIONALS
- ❖ A MUST VIEW

Nestled within the historic charm of The Old Portsmouth Gaol, this newly converted flat offers a unique blend of modern living and rich heritage. With one spacious reception room, one comfortable bedroom, and a well-appointed bathroom, this property is perfect for individuals or couples seeking a stylish yet practical home.

The flat has been recently redeveloped and renovated, ensuring that it meets contemporary standards while retaining its character. The open-plan layout of the reception room creates a welcoming atmosphere, ideal for both relaxation and entertaining. The property is offered unfurnished, allowing you the freedom to personalise the space to your taste.

One of the standout features of this property is the allocated parking space, a rare find in such a historic location. This convenience makes it easy to explore the vibrant surroundings of Old Portsmouth, with its picturesque streets, delightful cafes, and stunning waterfront views.

Available from July, this flat presents an excellent opportunity for those looking to embrace a unique lifestyle in a remarkable setting. This property is sure to impress with its blend of modern amenities and historical significance. Don't miss the chance to make this exceptional flat your new home.

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



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

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:

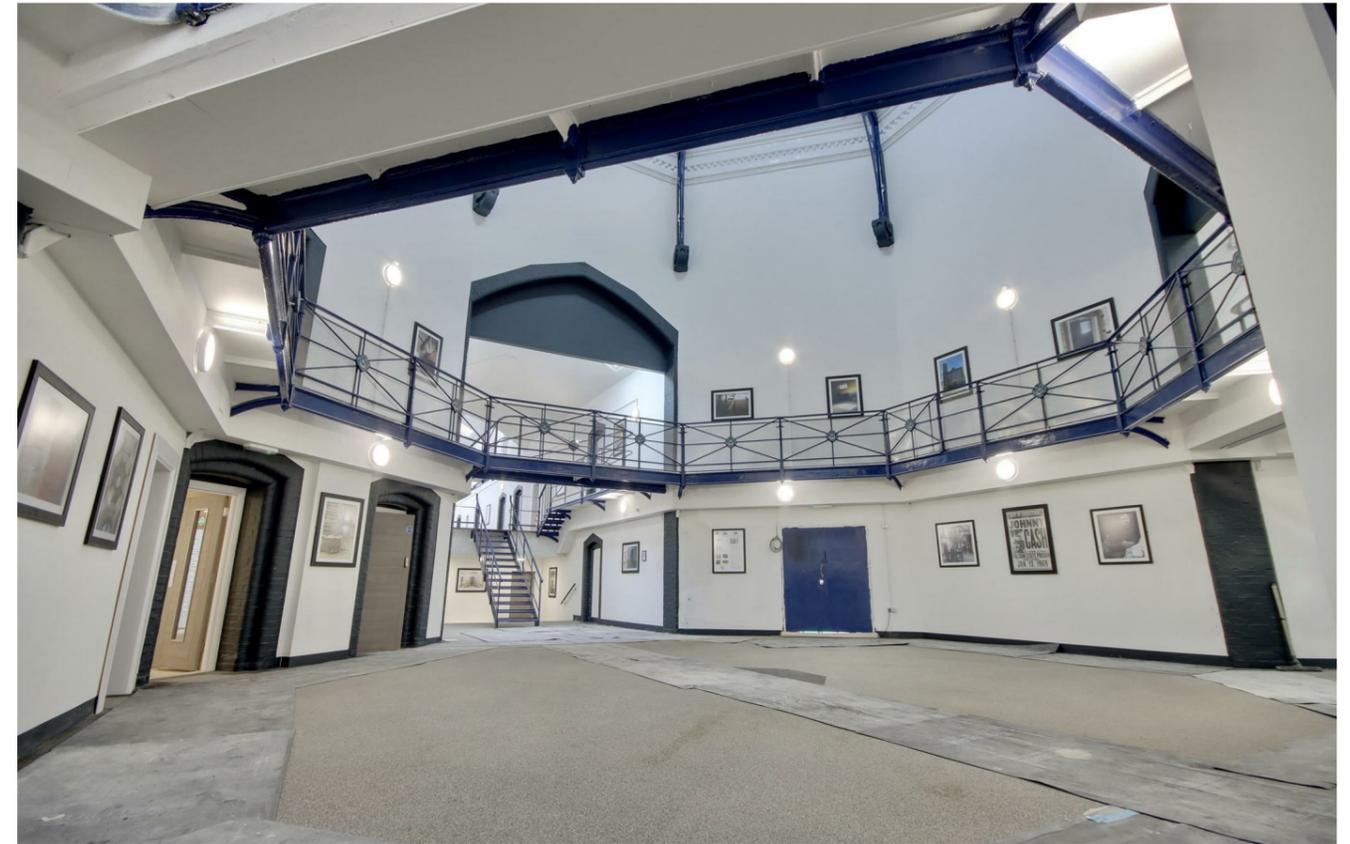
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual

- 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.

COUNCIL TAX BAND B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		50	50
(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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