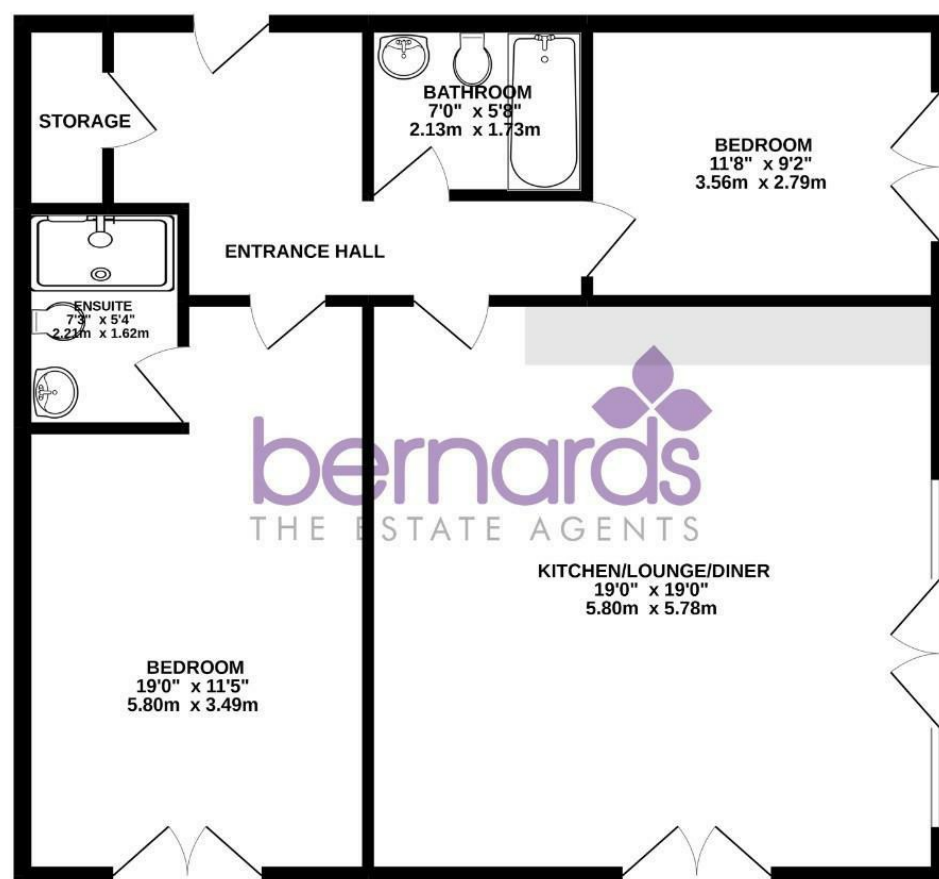


1ST FLOOR



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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£1,275 PCM

Governors Walk, Portsmouth PO3 6LT

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ FLAGSHIP NEW DEVELOPMENT
- ❖ TWO DOUBLE BEDROOMS
- ❖ PURPOSE BUILT APARTMENT
- ❖ TWO ALLOCATED PARKING BAYS
- ❖ BEAUTIFUL BATHROOMS
- ❖ UNFURNISHED
- ❖ AVAILABLE OCTOBER
- ❖ A MUST VIEW
- ❖ CENTRAL LOCATION
- ❖ INTERGRATED WHITE GOODS

**\*\*The Old Portsmouth Gaol –To Live in your Own Piece of Local History!\*\***

Bernards are delighted to offer this stunning, converted two bedroom apartment with two allocated parking spaces, to the market.

The property is first floor and features a open planned kitchen and living room with white goods integrated and two large double bedroom following a three-piece bathroom.

Further benefits include an allocated parking space and the opportunity to be situation in a sought after, brand new development!

Available to move in October & offered unfurnished.

HMP Kingston was built in 1877 and has had a varied history. In 1965 capital punishment for

murder was abolished and Kingston began exclusively holding inmates serving life sentences. Kingston Prison became the only prison in England and Wales to have a unit exclusively for elderly male prisoners serving life sentences.

The prison has held many well known inmates, but HMP Kingston would close on 28th March 2013.

St Cross Homes' unwavering eye for detail means that only premium materials, fittings and appliances are selected to ensure the perfect balance of comfort and sophistication.

Call today to arrange a viewing  
02392 728090  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## KITCHEN/LOUNGE/DINING ROOM

19'0" x 18'11" (5.80 x 5.78)  
Contemporary kitchen with comprehensive floor and wall cupboards incorporating modern handle-less soft-close doors and drawers

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

## BATHROOMS

6'11" x 5'8" (2.13 x 1.73)  
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

## BEDROOM ONE

19'0" x 11'5" (5.80 x 3.49)  
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

## ENSUITE

7'3" x 5'3" (2.21 x 1.62)  
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

## BEDROOM TWO

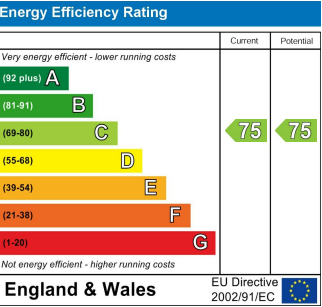
11'8" x 9'1" (3.56 x 2.79)  
To achieve a contemporary interior we have selected high quality flooring to complement the beautiful layout whilst other finishes have been kept light and bright

- 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.

## COUNCIL TAX BAND C



## 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.



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