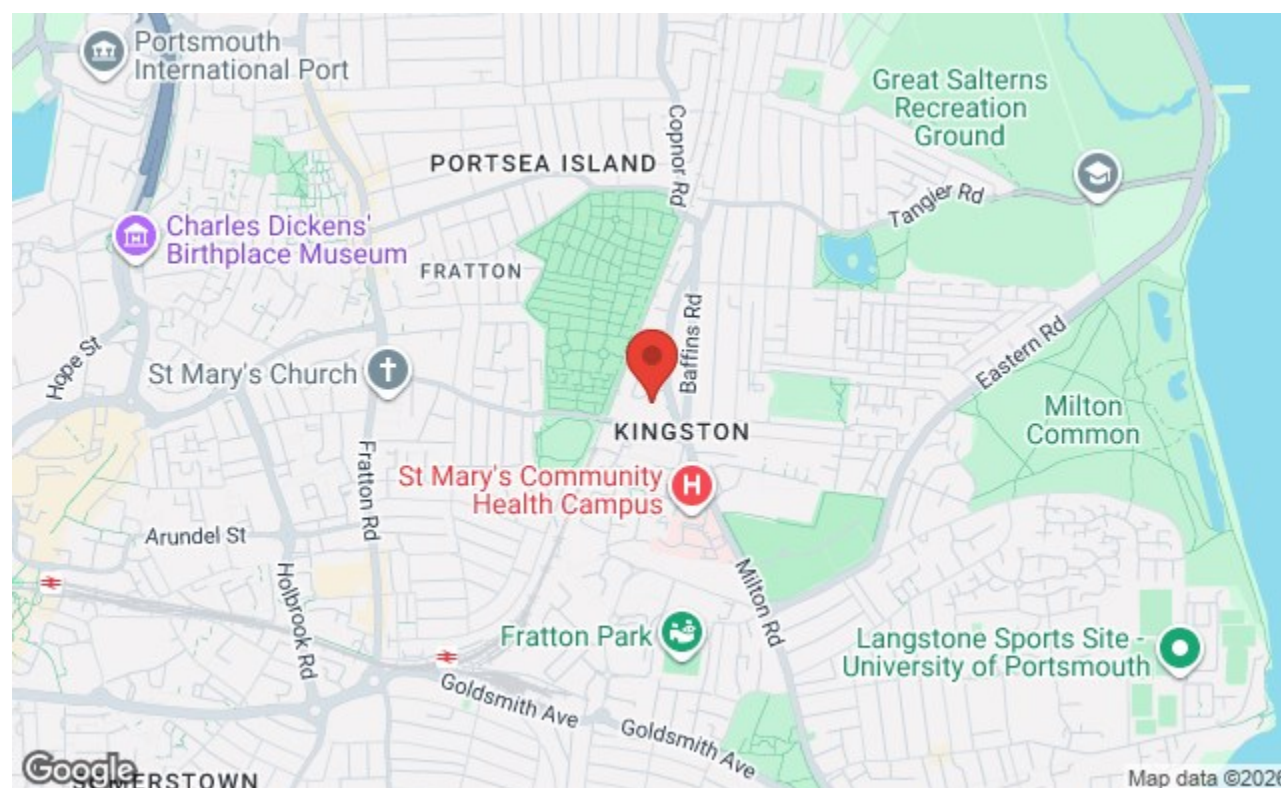


TOTAL FLOOR AREA : 895 sq.ft. (83.1 sq.m.) approx.

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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**TO LET**

£1,300 Per Calendar Month

Governors Walk, Portsmouth PO3 6FU

**bernards**  
THE ESTATE AGENTS



2 2 1

## HIGHLIGHTS

- ❖ FLAGSHIP NEW DEVELOPMENT
- ❖ TWO DOUBLE BEDROOMS
- ❖ DUPLEX APARTMENT
- ❖ ALLOCATED PARKING
- ❖ TWO BATHROOMS
- ❖ AVAILABLE JANUARY
- ❖ UNFURNISHED
- ❖ CENTRAL LOCATION
- ❖ ENSUITE W.C
- ❖ A MUST VIEW

### \*\*TWO BEDROOM DUPLEX APARTMENT\*\*

We are pleased to welcome to the market this outstanding, brand new build apartment in the sought after 'Old Portsmouth Gaol'.

On the entrance floor, the property offers a bright and airy open living / kitchen area. The kitchen is fully equipped with integrated white goods, and the living area is a spacious size, with modern white & grey decor. The bathroom, with bath/shower can also be found on this floor, along with the airing cupboard (with contemporary and efficient hot water/heating system), and an under-stairs storage cupboard.

The apartment is a duplex style, and to the second floor are two double bedrooms, the master featuring an en suite shower room.

Further features include an allocated parking space, which is a big bonus for Portsmouth!

This brand new build apartment is housed within the original HMP Kingston, now a listed building which was built in 1877 and has had a varied history.

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

The site was subsequently acquired by renowned developers St Cross Homes and converted to residential homes. The main prison building and gatehouse are transformed into a 83 beautiful apartments

St Cross Homes' unwavering eye for detail meant that only premium materials, fittings and appliances were selected to ensure the perfect balance of comfort and sophistication. As a listed building, the communal areas of the Gaol have also been restored, creating a most unique and prestigious place to live. The walls of the communal spaces house professional photography artwork showing the historic past of the building, from its days as a prison to the many television programmes and films that have used it on location.

Available early January 2025 & offered unfurnished!

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

## 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:

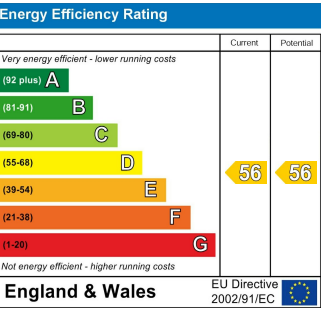
For properties in England, the

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.



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