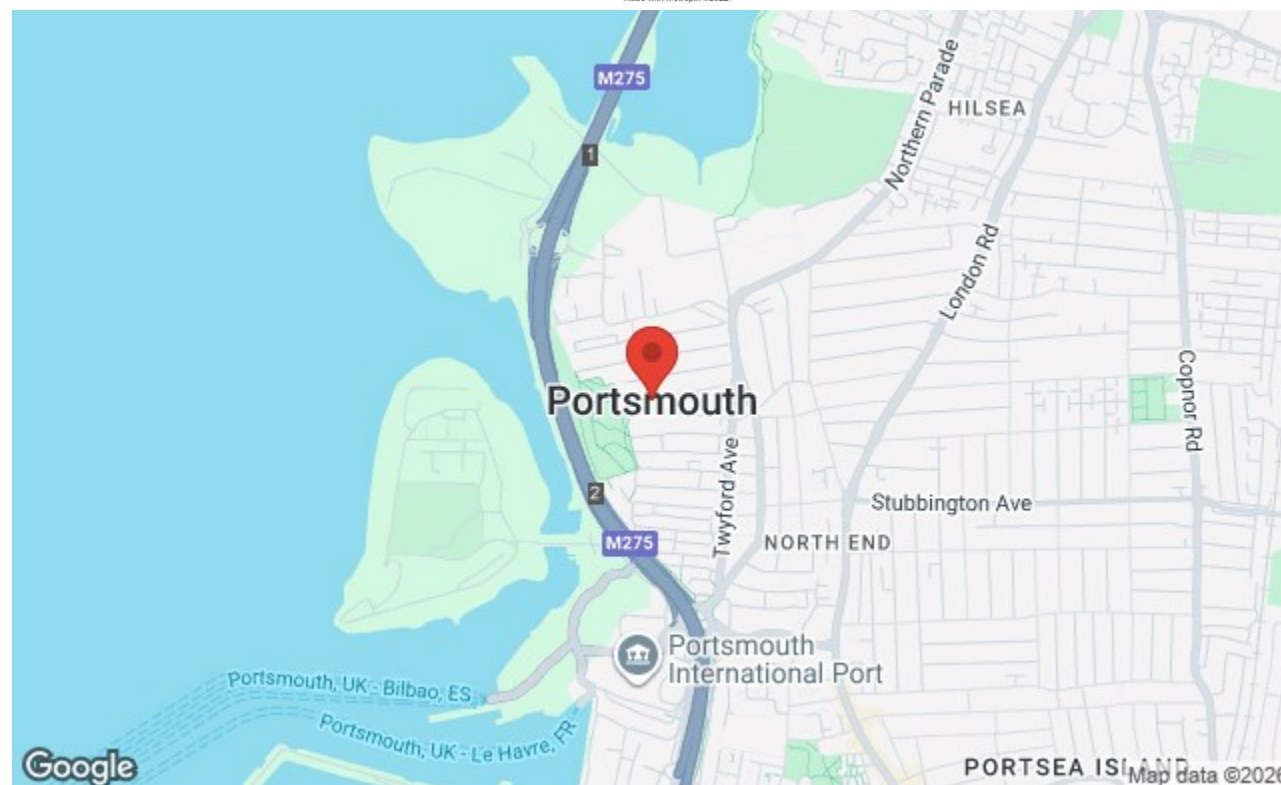


TOTAL FLOOR AREA: 898 sq.ft. (83.4 sq.m.) approx.

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 6LT

bernards
THE ESTATE AGENTS



2 2 1

HIGHLIGHTS

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

We are delighted to bring to the market this immaculate two-bedroom duplex apartment, set within the highly sought-after Old Portsmouth Gaol development.

Upon entering the property, the first floor offers a bright and airy open-plan living and kitchen area. The modern kitchen is fully equipped with integrated white goods, while the living space is generously sized and finished in contemporary white and grey décor, creating a stylish and welcoming environment. Also on this level is a well-appointed bathroom, an airing cupboard housing a modern and energy-efficient hot

water and heating system, and a useful under-stairs storage cupboard.

The duplex layout continues to the second floor, which comprises two well-proportioned double bedrooms. The master bedroom benefits from its own en-suite shower room, providing added comfort and convenience.

Further benefits include an allocated parking space.

The property is offered on an unfurnished basis and will be available for occupation in February.

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 the 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, high quality flooring is in place 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.

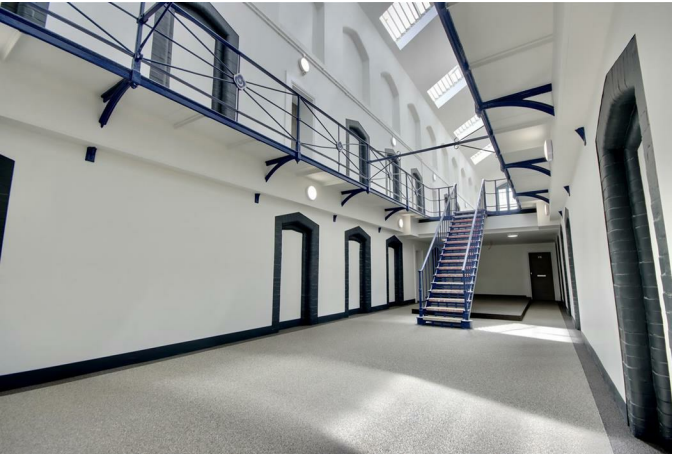
For properties in England, the

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	47	47
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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