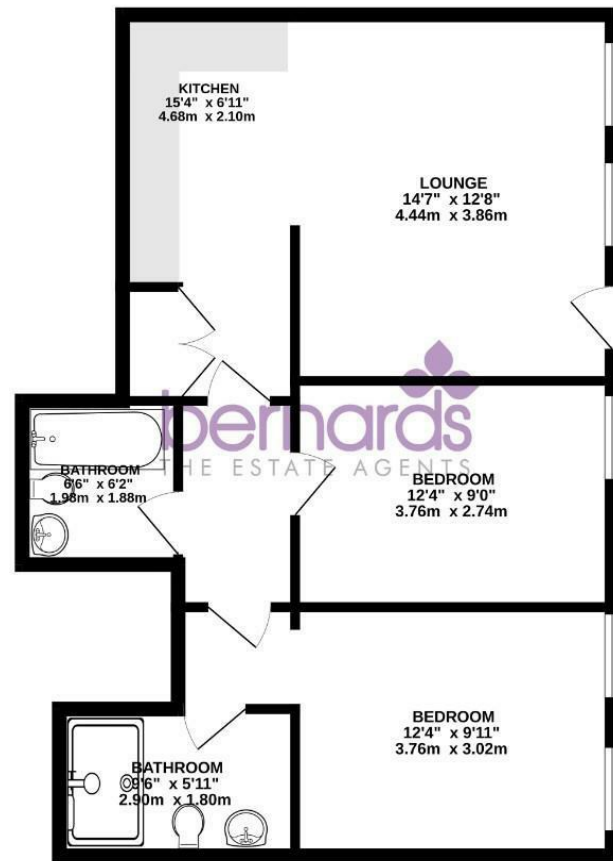
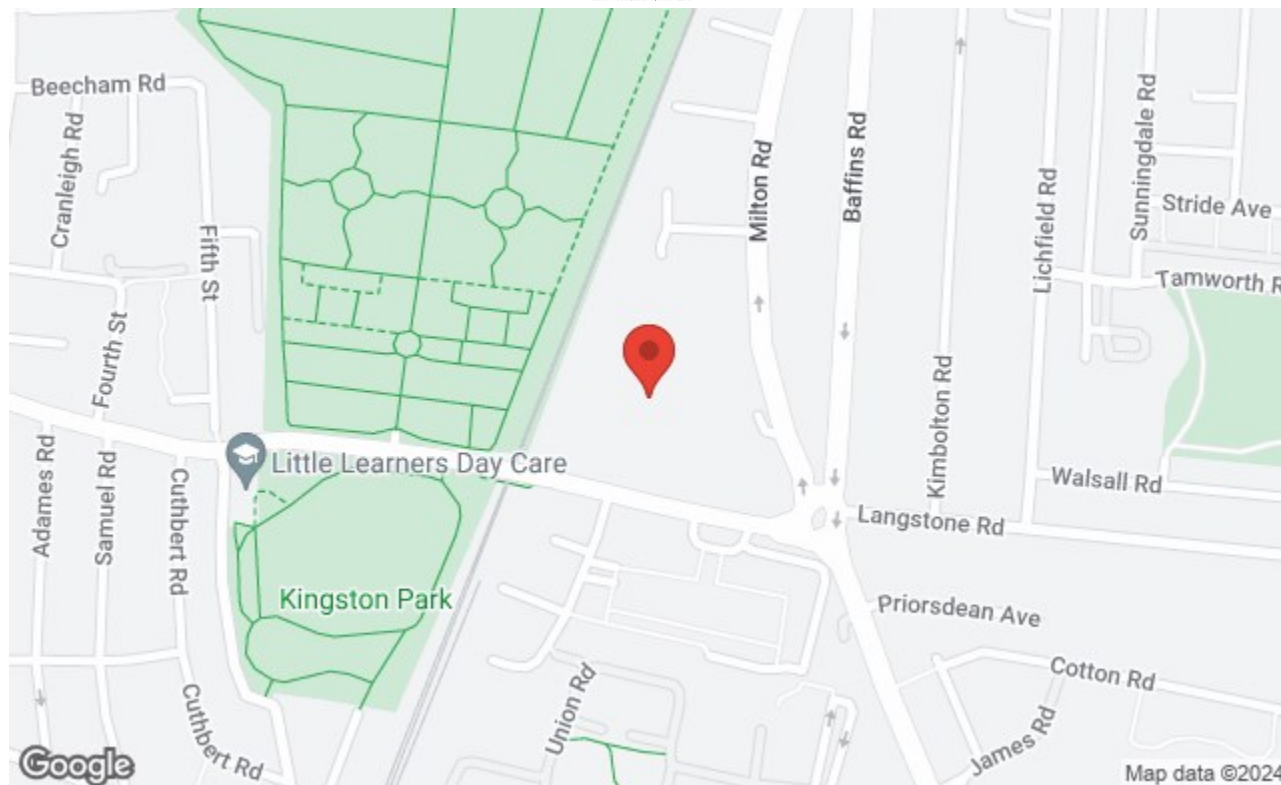


GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 682 sq.ft. (63.4 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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HIGHLIGHTS

- ❖ LAST REMAINING APARTMENTS
- ❖ LOWER GROUND FLOOR
- ❖ TWO DOUBLE BEDROOMS
- ❖ ALLOCATED PARKING
- ❖ MODERN THROUGHOUT
- ❖ 10 YEAR GUARANTEE
- ❖ PRIVATE ENTRANCE
- ❖ CENTRAL LOCATION
- ❖ FLAGSHIP NEW DEVELOPMENT
- ❖ A MUST VIEW

TWO BEDROOM APARTMENT WITH
ALLOCATED PARKING

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.

The site was acquired by renowned

developers St Cross Homes and the conversion to residential homes is now complete. The main prison building and gatehouse has been transformed into 83 beautiful apartments, ranging from one to three bedrooms, all with an allocated parking space.

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.

Arrange an appointment to visit our apartments and experience for yourself the outstanding design and construction on offer.

Call today to arrange a viewing

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PROPERTY INFORMATION

LOUNGE
14'6" x 12'7" (4.44 x 3.86)

KITCHEN
15'4" x 6'10" (4.68 x 2.10)

BEDROOM ONE
12'4" x 9'10" (3.76 x 3.02)

BEDROOM TWO
12'4" x 8'11" (3.76 x 2.74)

BATHROOM
6'5" x 6'2" (1.98 x 1.88)

SHOWER ROOM
9'6" x 5'10" (2.90 x 1.80)

COUNCIL TAX
The local authority is Portsmouth City Council.

BAND: C – £1,760.67

MORTGAGE ADVICE
We offer financial services here at Bernard's. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

OFFER CHECK
If you are considering making an offer for this or any other property Bernard's Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

CONVEYANCING
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a

route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernard's can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

ANTI MONEY LAUNDERING
Bernard's Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) 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	
48	48
EU Directive 2002/91/EC	
England & Wales	



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