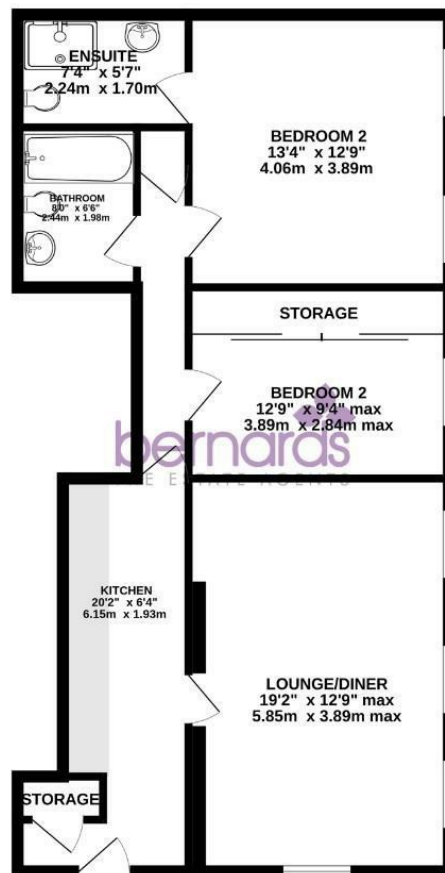
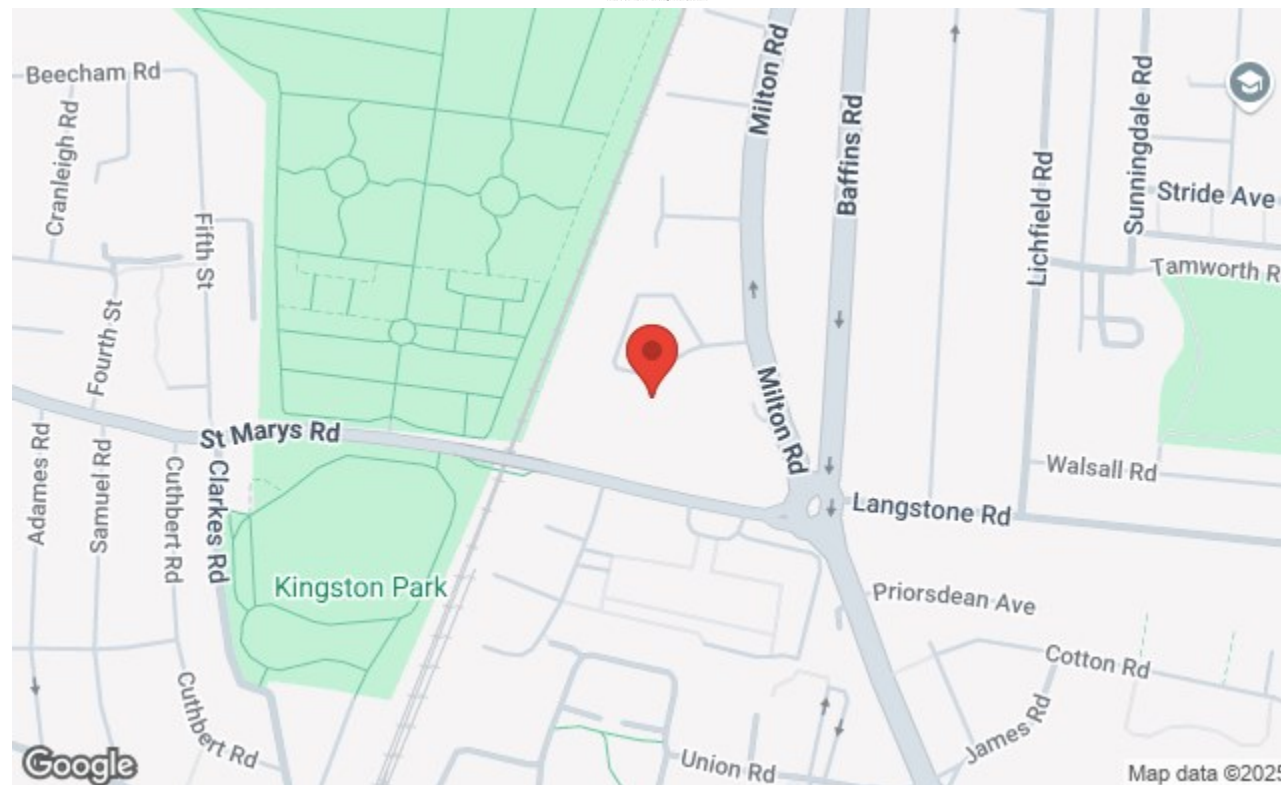


UPPER GROUND FLOOR
791 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

- ❖ PRIVATE ENTRANCE
- ❖ TWO PARKING SPACES
- ❖ TWO BEDROOMS
- ❖ EN-SUITE TO MASTER
- ❖ GREAT DEVELOPMENT
- ❖ CENTRAL LOCATION
- ❖ HIGH SPECIFICATION
- ❖ CLOSE TO PUBLIC TRANSPORT LINKS
- ❖ GREAT FIRST TIME PURCHASE
- ❖ CALL NOW TO ARRANGE YOUR VIEWING

****TWO ALLOCATED PARKING SPACES****

We are pleased to present to the market this beautifully presented two bedroom apartment within the Flagship development 'The Old Portsmouth Gaol'!

Upon entrance to the property you have a private entrance with your allocated parking right outside. Moving inside you will find a spacious kitchen, the property has a great sized open plan living area. The property has been finished to a

high standard, with modern vinyl flooring and a high quality kitchen. The Kitchen is fully equipped with white goods including fridge, freezer, washer dryer and dishwasher. Both the bedrooms are double in size and finished with grey carpets and white walls, The master bedroom benefits from an en-suite bathroom. Completing this property is the three piece family bathroom.

Call Bernard's now to arrange a viewing on this property.

Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk



PROPERTY INFORMATION

STORAGE

KITCHEN

20'2" x 6'3" (6.15 x 1.93)

LOUNGE/DINER

19'2" x 12'9" (5.85 x 3.89)

BEDROOM ONE

13'3" x 12'9" (4.06 x 3.89)

EN-SUITE

7'4" x 5'6" (2.24 x 1.70)

BEDROOM TWO

12'9" x 9'3" (3.89 x 2.84)

BATHROOM

8'0" x 6'5" (2.44 x 1.98)

LEASEHOLD INFORMATION.

Management Company:
Lease Length: 123
Service Charge: i£1626.87

Please note Bernard's Estate agents have not checked or verified the leases, the information provided is what we have been provided with from the sellers. Your solicitor will check all of the above during the conveyancing process.

MORTGAGE ADVISOR

We offer financial services here at Bernards. 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 PROCEDURE

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

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND :

REMOVAL QUOTE

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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