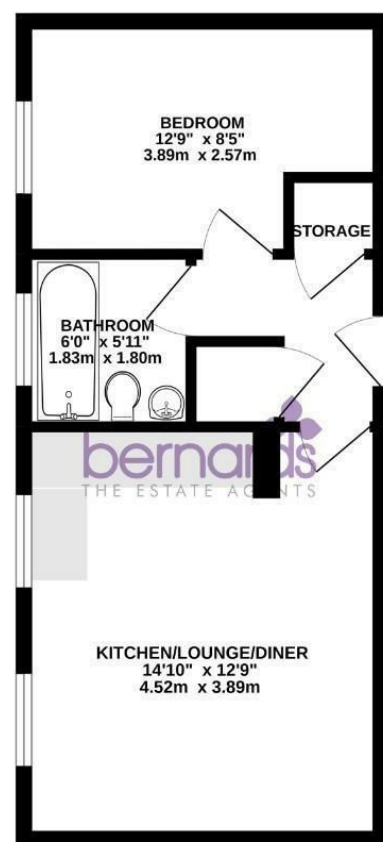
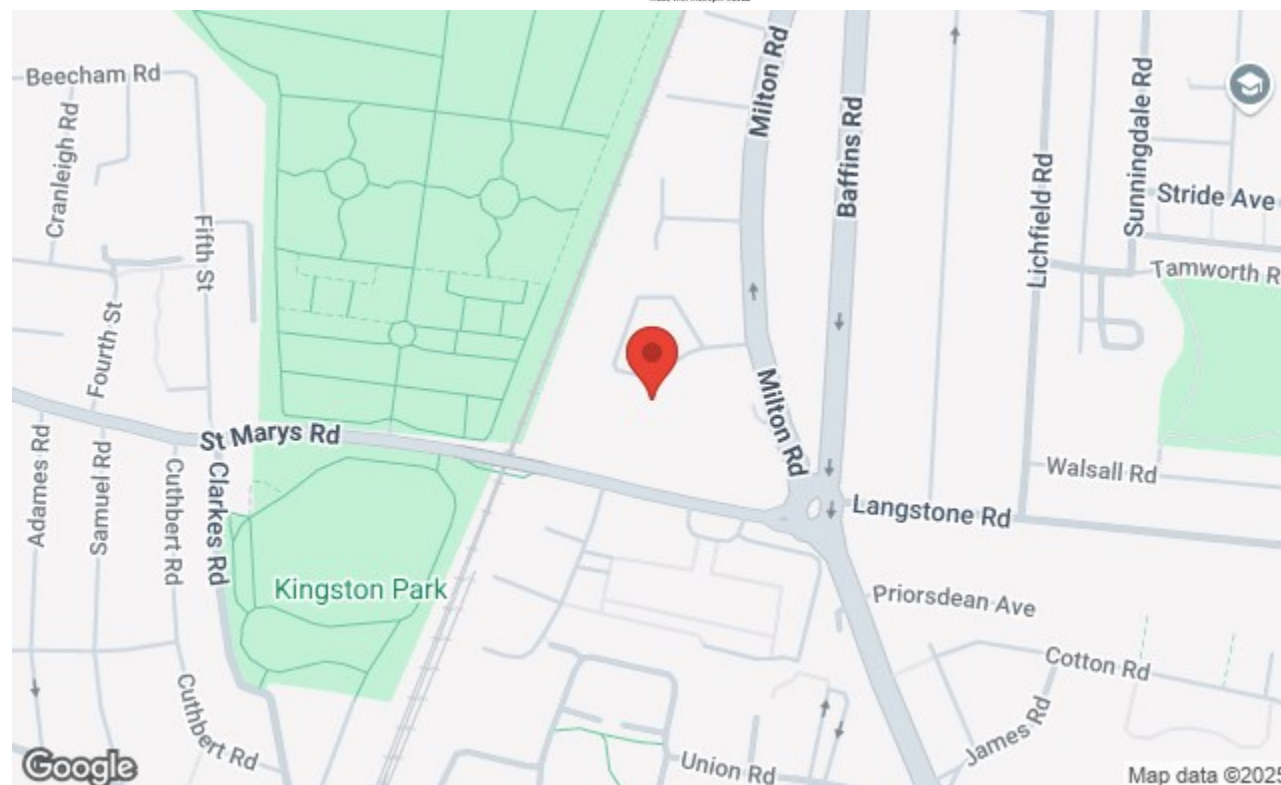


FIRST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 370 sq.ft. (34.4 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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129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



Offers In Excess Of £170,000

Governors Walk, Portsmouth PO3 6LT

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FIRST FLOOR APARTMENT
- ❖ TWO PARKING SPACES
- ❖ FANTASTIC DEVELOPMENT
- ❖ ONE DOUBLE BEDROOM
- ❖ HIGH SPECIFICATION
- ❖ MODERN FITTED KITCHEN
- ❖ MODERN BATHROOM
- ❖ OPEN PLANNED LIVING
- ❖ LONG LEASE REMAINING
- ❖ CENTRAL LOCATION

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

Upon entrance to the property you will find a spacious, open plan living kitchen 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. The bedroom is double in size and is finished with

grey carpets and white walls.

This property would suit those looking to downsize, buy their first home or looking for a great buy to let opportunity.

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



PROPERTY INFORMATION

COMMUNAL ENTRANCE

APARTMENT ENTRANCE

KITCHEN/LOUNGE/DINER
14'9" x 12'9" (4.52 x 3.89)

BEDROOM
12'9" x 8'5" (3.89 x 2.57)

BATHROOM
6'0" x 5'10" (1.83 x 1.80)

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : B – £1,614.24

LANDLORD INFORMATION

If you are considering buying this property for buy to let purposes, we would expect to achieve £1,000 PCM. This would give you 6.9% gross return based on the current asking price. If you would like any further information about lettings, what services our in house teams can offer please call your local office on 02392 696811 or email portsmouth@bernardsestates.co.uk

LEASEHOLD INFORMATION

Management Company: ENSIGN

Lease Length: 121 Years
Service Charge: £1722.33

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.

OFFER CHECK PROCEDURE

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.

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.

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. Bernards 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

Bernards 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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(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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