



FOR SALE

£269,000

26 Radial House Governors Walk,
Portsmouth, PO3 6LT.

Tenure: Leasehold

ESTATE  AGENTS

LAWSON ROSE

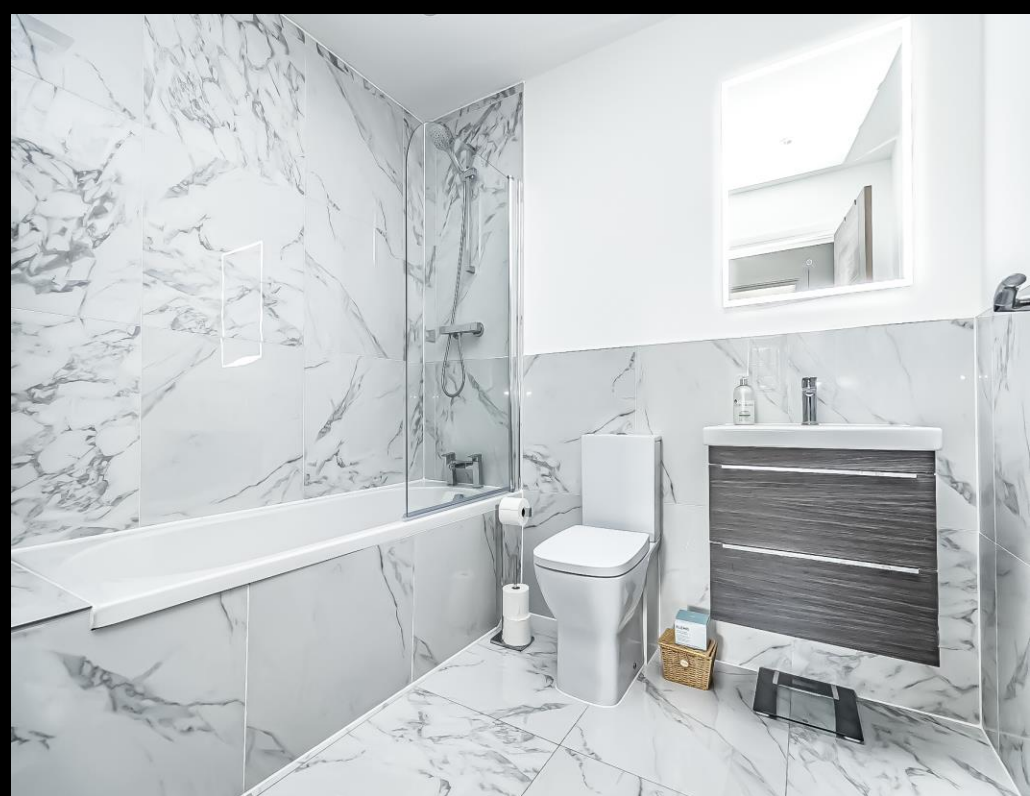
PROPERTY DESCRIPTION

The Old Portsmouth GAOL – “Kingston Prison was originally built in 1877 as a Victorian radial design prison. Kingston has had a varied history. At one point the building was used for a boys' borstal, and then became a police station during World War II. In 1965 capital punishment for murder was abolished in Britain and, as a result, Kingston began exclusively to hold inmates serving life sentences. Kingston became the only prison in England and Wales to have a unit exclusively for elderly male prisoners serving life sentences. On 10 January 2013 it was announced that Kingston Prison would close” This historical Grade II listed building the heart of Portsmouth, converted into luxury apartments, completed in 2021.

26 Radial House is a stunning two bedroom ground floor apartment, beautifully presented throughout, the property provides two great sized double bedrooms, the master of which has a stylish en-suite shower room. There is a spacious bathroom, contemporary kitchen/ breakfast room with seating overlooking the gardens, plus a sizeable open plan living space. Additional benefits include allocated off road parking, communal gardens plus bike & bin storage. A fantastic opportunity to acquire a unique residence in an historical landmark and we highly recommend an internal viewing to appreciate all that's on offer. For further information or to request a time to view, please contact the Lawson Rose sales office today.

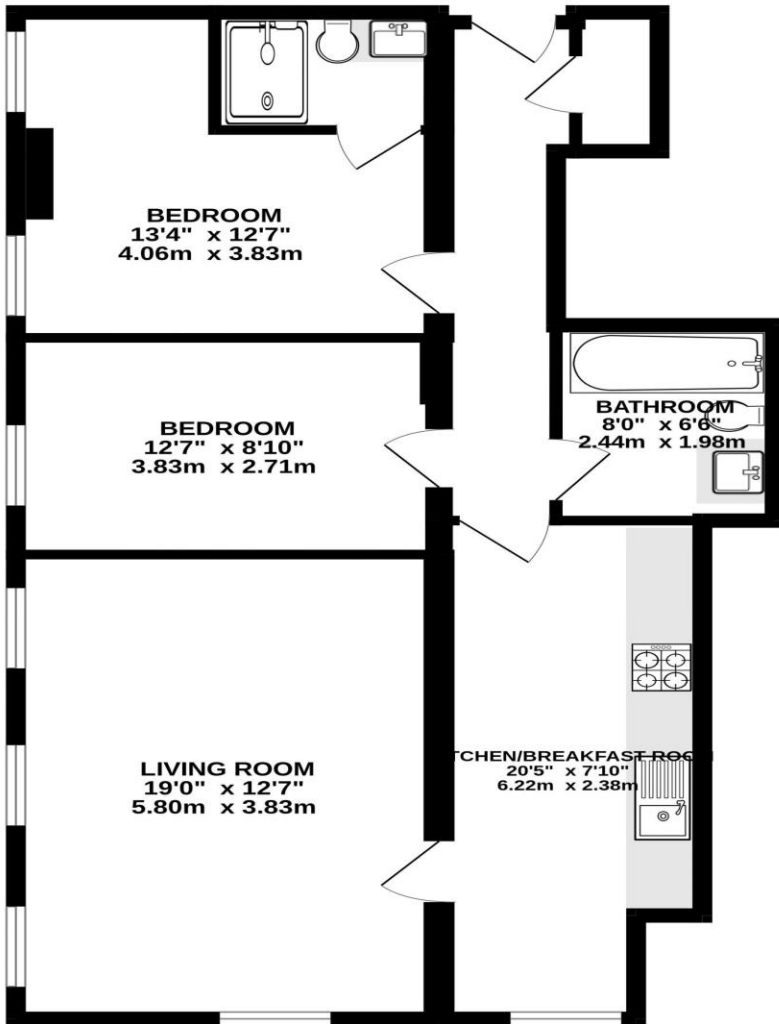
Material Information:

- Construction: Brick & Stone Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Allocated Parking Space & Visitor/ Permit Parking
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Leasehold
- Term: 125 Years from the 1st September 2021
- Management Company: ENSIGN
- Service Charge: £1,614.90 P/A
- Ground Rent: Peppercorn
- Lease Restriction: A copy of the lease is available upon request.
- Grade II Listed Building





GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	59 D
39-54	E		
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.