

Offers In Excess Of £200,000

Governors Walk, Portsmouth PO3
6LT

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ FIRST FLOOR FLAT
- ❖ FLAGSHIP DEVELOPMENT
- ❖ ALLOCATED PARKING
- ❖ OPEN PLAN LIVING
- ❖ MODERN FITTED KITCHEN
- ❖ STYLISH BATHROOM
- ❖ 120 YEAR LEASE
- ❖ CENTRAL LOCATION
- ❖ PERFECT FIRST HOME

Welcome to this two-bedroom first-floor flat located in the Old Portsmouth Gaol. This property is part of a flagship development, offering a unique living experience that stands out in the market.

As you enter, you will be greeted by a modern fitted kitchen that seamlessly opens up to a comfortable seating area. The open-plan design enhances the sense of space and light, making it an ideal setting for contemporary living.

The flat features a stylish three-piece bathroom, designed with modern fixtures that add a touch of elegance to your daily routine. Both bedrooms are well-proportioned, providing ample space for rest and personalisation.

One of the key benefits of this property is the allocated parking space, a rare find in such a central location. Living here means you will have easy access to local amenities, shops, and transport links, making it convenient for both work and leisure.

This flat is perfect for first-time buyers, young professionals, or those looking to downsize without compromising on style and comfort. Don't miss the opportunity to make this delightful flat your new home in Portsmouth.

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





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PROPERTY INFORMATION

KITCHEN/LOUNGE

16'11" x 12'7" (5.16 x 3.86)

BEDROOM ONE

12'8" x 8'3" (3.88 x 2.53)

BEDROOM TWO

14'11" x 7'1" (4.57 x 2.17)

BATHROOM

6'5" x 6'0" (1.97 x 1.85)

Leasehold Information

Lease Length: 120 Years
Service Charge: £1,860.39

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.

Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND : B £1,696.27

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

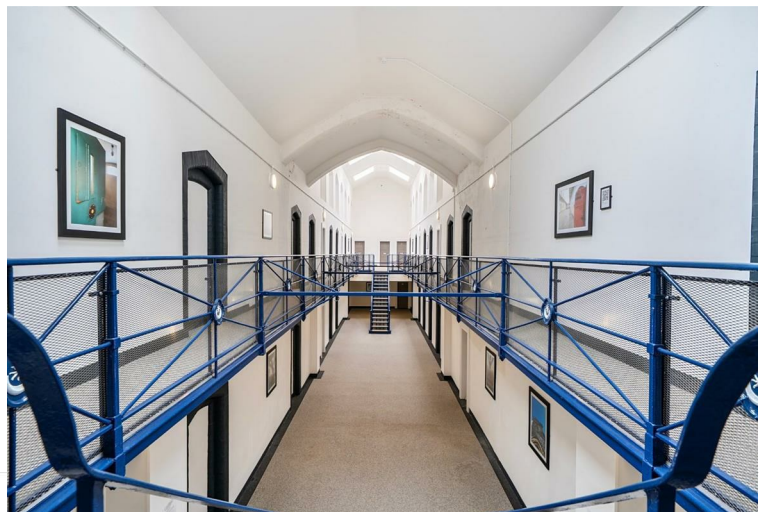
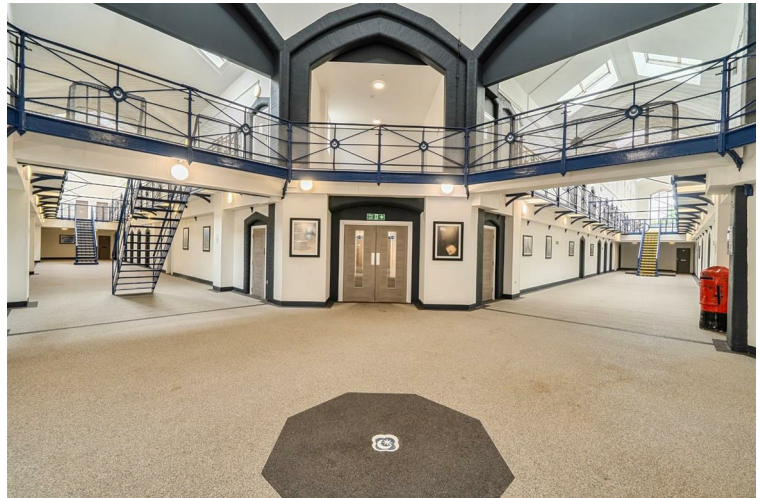
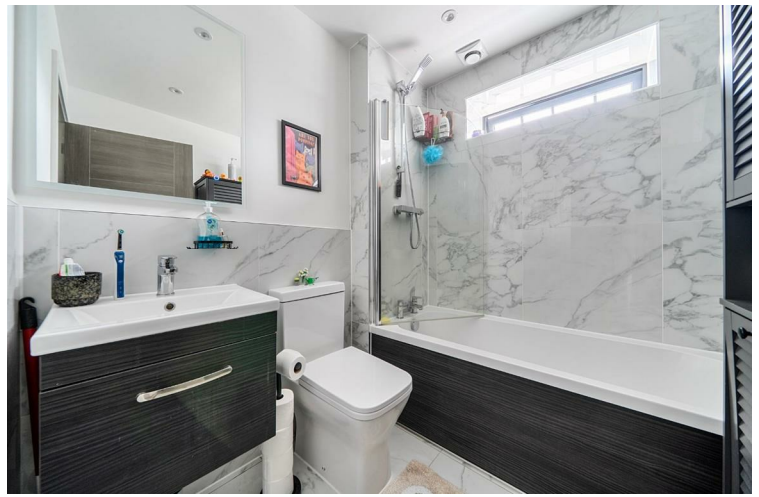
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

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	59	59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Radial House, Governors Walk, Portsmouth, PO3

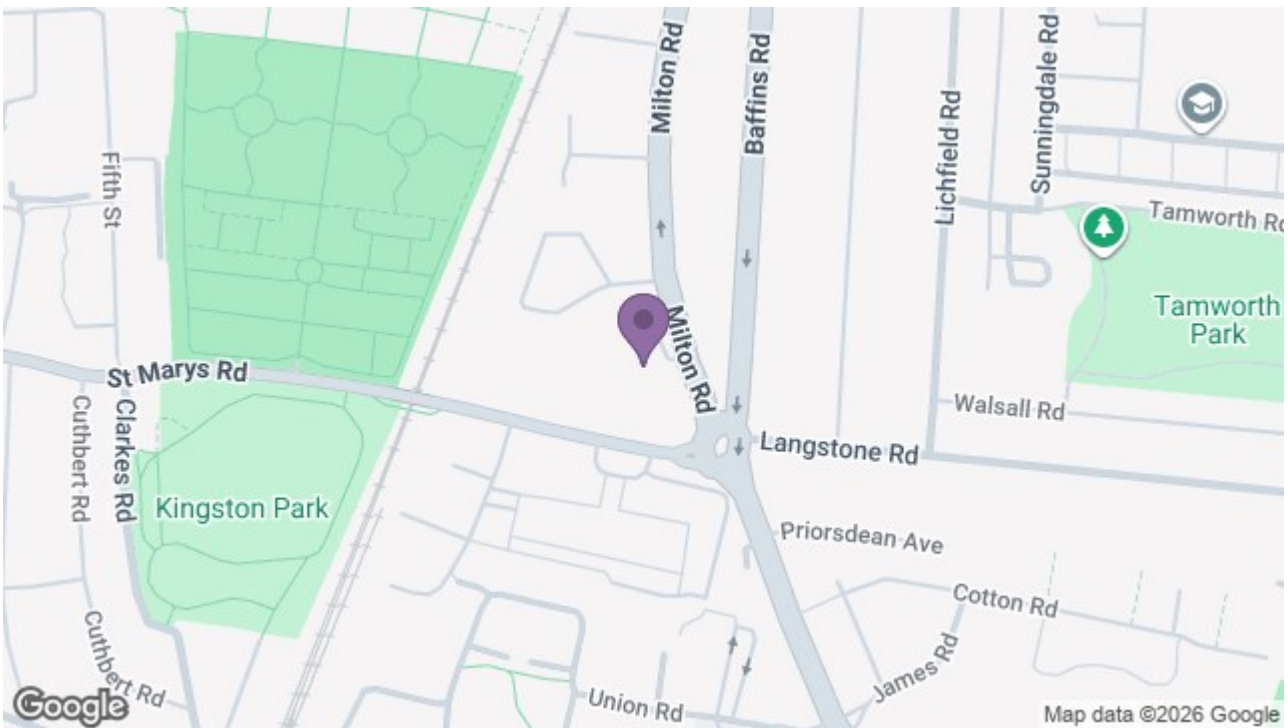
Approximate Area = 525 sq ft / 48.7 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1468494



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