



**56 Rowan Court, Goldsmith Avenue
Southsea, PO4 8UU**

Asking Price £150,000

co^ogroves

Sales, Rentals and Block Management

56 Rowan Court, Goldsmith Avenue, Southsea, PO4 8UU

2 BEDROOM GROUND FLOOR APARTMENT WITH ALLOCATED PARKING, VISITOR PARKING & OFFERED WITH NO CHAIN. The property requires refurbishment but will be an ideal buy to let investment, or first time buyer purchase for someone looking to put their own stamp on an apartment. The accommodation comprises 2 bedrooms, good size lounge, kitchen and bathroom. Other benefits include good storage space, fitted wardrobe and communal rear garden.

Communal Entrance

Security intercom allowing access to communal hall. Flat front door to:

window to side, textured ceiling, electric heater.

Entrance Hall

Wall mounted security entry phone, electric heater, coved and textured ceiling, storage cupboard, additional storage cupboard housing hot water tank.

Allocated Parking

Allocated parking bay to rear of building, with additional visitor parking bays.

Communal Garden

Enclosed communal rear garden with lawn, walled and fence boundaries.

Lounge/Dining Room

14'7 x 11'8 (4.45m x 3.56m)

Double aspect room with double glazed windows to front and side, coved and textured ceiling, electric night storage heater.

Additional Information

Tenure - Leasehold

Length of Lease - 125 years from 01/08/1991 (91 years remaining)

Service Charge - £1309.88 - Includes buildings insurance

Ground Rent - £75pa

Kitchen

7'4 x 8'6 (2.24m x 2.59m)

Double glazed window to side, single drainer stainless steel sink unit with kitchen cupboards, textured ceiling, extractor.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

Bedroom 1

11'3 x 8'8 (3.43m x 2.64m)

Double glazed window to rear, electric heater, coved and textured ceiling, built in wardrobes.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Bedroom 2

9'4 x 6'10 (2.84m x 2.08m)

Double glazed window to rear, electric heater, coved and textured ceiling.

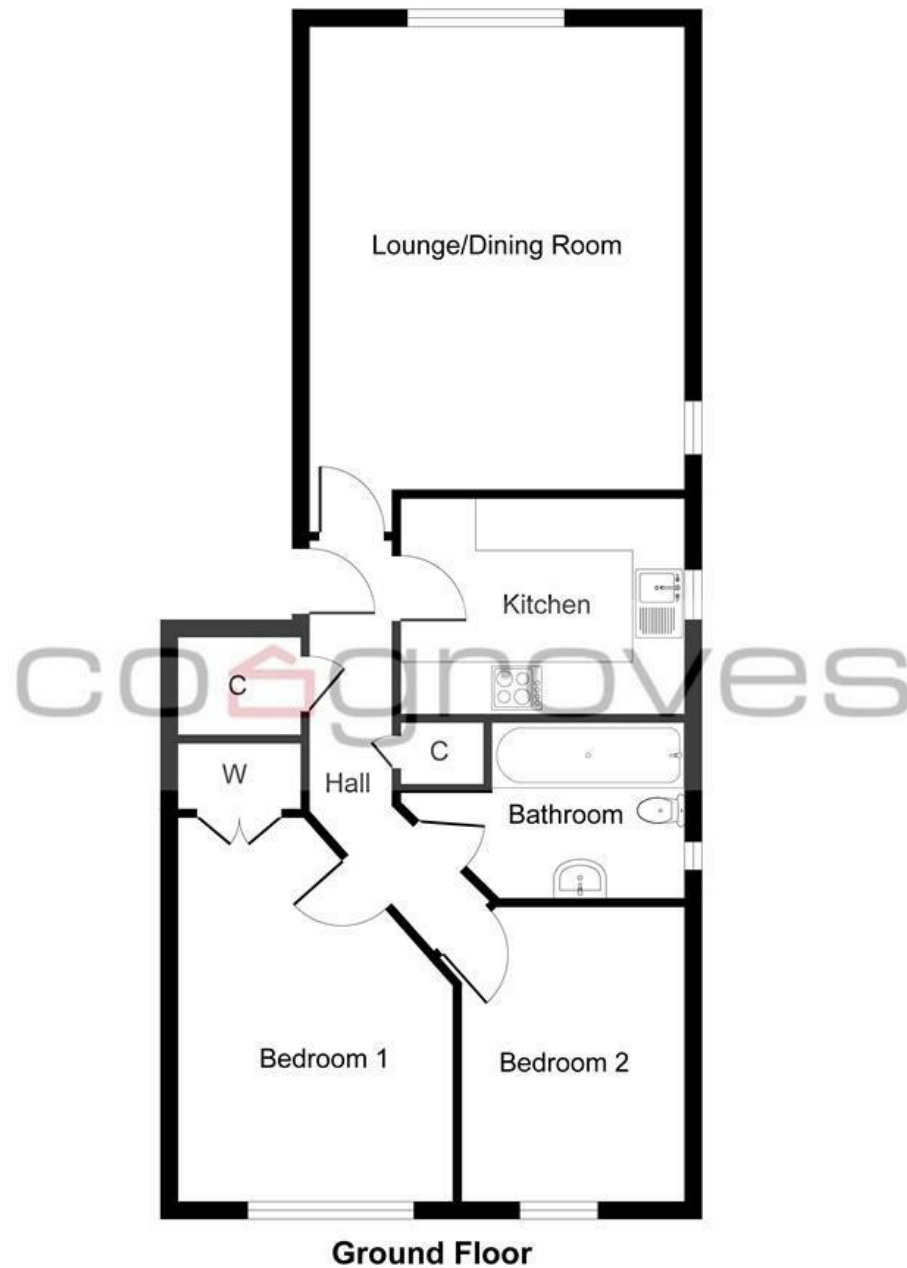
Bathroom

6'3 x 6'1 (1.91m x 1.85m)

Suite comprising bath, wash hand basin, WC, part tiled walls, double glazed

Reference to appliances and/or services does not imply they have been tested.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	61	73
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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