



## £199,995 Leasehold

TWO BEDROOM APARTMENT WITH PARKING! This duplex apartment can be found within the popular Rowan Court development in Southsea. The accommodation, which is arranged over three floors, briefly comprises; an entrance hall with stairs up to the first floor landing, bedroom two with built-in wardrobe and an open plan living room with vaulted ceiling and lovely modern fitted kitchen. The second floor offers the main bedroom overlooking the living space and family bathroom. The addition of an allocated off road parking space and visitor's spaces (via permit), make this property one that cannot be missed! Viewing highly recommended at your earliest convenience.



**jdea.co.uk**

**f** @JeffriesAndDibbens



JeffriesDibbens



@JeffriesAndDibbens



## WOODEN FRONT DOOR

Leading to:-

## ENTRANCE HALL

Stairs to first floor landing.

## HALLWAY

Doors to all rooms, stairs to second floor landing with under stairs storage.

## LOUNGE

13' 8" x 16' 2" (4.17m x 4.95m)

Two windows with secondary glazing, laminate flooring, electric heater, opening to kitchen.

## KITCHEN

8' 7" x 5' 6" (2.62m x 1.70m)

Fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, stainless steel sink and drainer unit with mixer tap, built-in oven with electric hob over and extractor hood, tiled to principal areas and laminate flooring.

## BEDROOM ONE

10' 0" x 10' 7" (3.07m x 3.23m)

Window to front elevation, carpeted, built-in wardrobe.

## LANDING

Carpeted, loft access, storage cupboard.

## BEDROOM TWO

13' 5" x 10' 5" (4.11m x 3.20m)

Mezzanine level, laminate flooring, velux window, electric heater, built-in wardrobe.

## BATHROOM

13' 8" x 5' 2" (4.17m x 1.60m)

Panel enclosed bath with electric shower over and glass shower screen, low level WC, vanity unit housing wash basin with mixer tap, fully tiled, velux window.

## PARKING

One allocated parking space (numbered), plus one visitor permit.

## OUTSIDE

Communal bike and bin stores.

## COMMUNAL GARDENS

Communal garden area.

## AGENTS NOTE:

## COUNCIL TAX

Band B.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



# LEASE INFORMATION:



As of July 2024, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Wallace Estates Ltd

**Balance of Lease:** 81 years remaining

**Ground Rent Charges:** £75 per annum

**Ground Rent Review Period:** Every 30 years

**Maintenance/Service Charges:** £275 per annum

**Maintenance /Service Charges Review Period:** TBC

**Building Insurance:** Included in Maintenance/Service Charge

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.



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.  
Made with Menpex ©2024

## OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire,  
PO5 2DT

## OFFICE DETAILS

023 9236 1111  
southsea@jeffries.co.uk  
www.jdea.co.uk

**AGENTS' NOTE:** All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH