

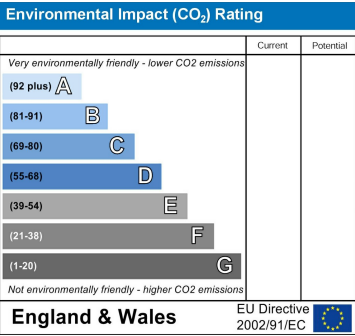
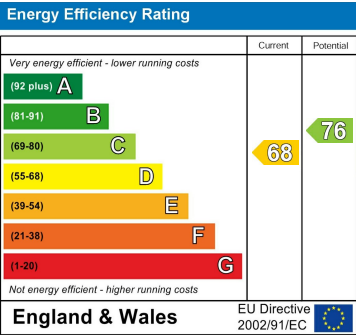


## Rowan Court, Southsea, Hampshire PO4 8UT £850

**\*\*\*VIEWINGS FULLY BOOKED\*\*\*** PS&B are please to offer this ground floor, one bedroom flat situated in central Southsea. The property comprises of: Small Porch, doors leading to lounge area and kitchen is separated by a half wall. Inner hallway with airing cupboard and double wardrobe, leading through to a double bedroom, Bathroom with a mixer tap shower over the bath and a heater towel rail. Electric heating and double glazed (additional glazing to the front of the property). The flat also benefits from having a designated parking space and parking for one other car in a visitor bay with permits. The property is offered in good decorative condition and has recently laid laminate flooring to the lounge, inner hallway and bedroom. Council tax band: A (£1,453.95 approx) EPC: D. With regret No smoking.







**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
**TEL: 01273 274 040**

**THE PROPERTY MISDESCRIPTIONS ACT 1991:**  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.  
References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998:**  
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent