

# bushnell porter



**Rowan Court  
Goldsmith Avenue  
Southsea PO4 8UZ**



- Communal entrance hall
- Security entrance phone
- Owners entrance hall
- Dual side and front aspect lounge
- Side aspect kitchen
- Two bedrooms
- Three piece coloured bathroom suite
- Electric heating
- Communal garden area
- No forward chain

## Independent Estate Agents

28 Marmion Road, Southsea, Hampshire PO5 2BA

t: 023 9283 2828 e: [southsea@bushnellporter.com](mailto:southsea@bushnellporter.com) w: [www.bushnellporter.com](http://www.bushnellporter.com)

Directors: Marcus Redmayne-Porter, Tim Kingsbury

Registered in England and Wales No. 3184424 Registered Office: 10-14 Andover Road, Winchester, Hampshire, SO23 7BS

Other Offices in Hampshire



**A two bedroom front to rear aspect ground floor flat with electric heating and being sold with vacant possession.**

## **ACCOMMODATION**

**COMMUNAL ENTRANCE HALL** security entrance phone.

**OWNERS ENTRANCE HALL** panel effect doors to all rooms, cupboard housing water cylinder, night storage heater, cupboard with shelving, security entrance phone.

**LOUNGE** 14ft 10 (4.53m) x 11ft 10 (3.61m) dual front and side aspect room via wooden framed double glazed windows, wall mounted electric storage heater, television point, frosted borrowed light from kitchen.

**KITCHEN** 8ft 6 (2.60m) x 7ft 4 (2.25m) side aspect room via wooden framed double glazed window, kitchen comprising single bowl single drainer stainless steel inset sink unit with chrome taps, marble effect roll edge work surfaces with tiled splashback, range of matching storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for washing machine, space for cooker, space for fridge, vinyl flooring.

**BATHROOM** 7ft 8 (2.36m) max. reducing to 6ft 1 (1.87m) x 6ft 2 (1.90m) three piece coloured suite comprising panel enclosed bath with tiled surround, chrome bath/shower mixer, close coupled wc, pedestal wash hand basin with chrome monobloc mixer tap, tiling to dado level to all walls, wall mounted electric heater, extractor fan, shaver point.

**BEDROOM 1** 11ft 4 (3.46m) reducing to 6ft 10 (2.10m) x 8ft 9 (2.68m) reducing to 4ft 1 (1.24m) front aspect room via wooden framed double glazed window, secondary glazing, wall mounted electric panel heater, built-in double wardrobe concealing hanging rail and storage shelf space.

**BEDROOM 2** 9ft 5 (2.87m) x 7ft (2.13m) front aspect room via wooden frame double glazed window, secondary glazing, wall mounted panelled heater.

**OUTSIDE** there is a communal garden area.

**COUNCIL TAX – Portsmouth City Council – Band B - £1,696.27 (2025/2026)**

## **LEASEHOLD**

**Lease length – 125 years from 1<sup>st</sup> August 1991**

**Maintenance charges – Year Ending 31/03/26 Estate Expenditure £299.23 Block £920.13 Total £1,219.36**

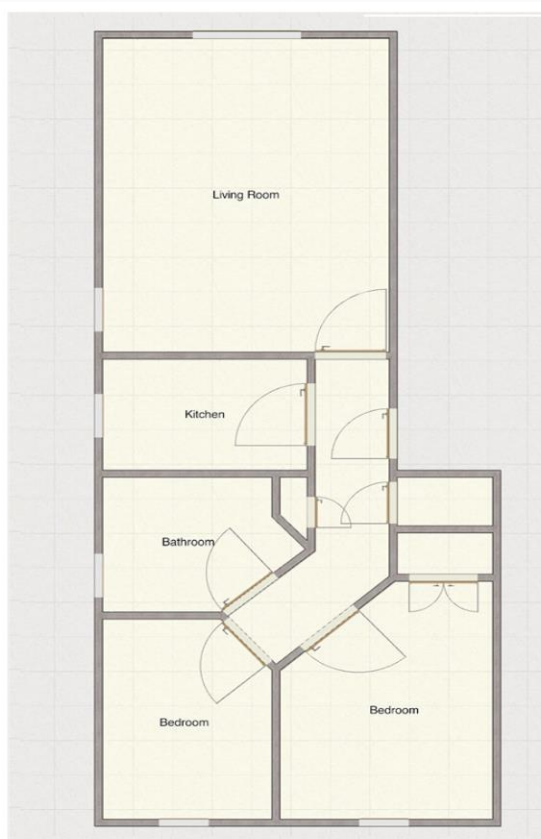
**Ground Rent – £75.00 pa**

**BROADBAND/MOBILE SUPPLY CHECK – online at ‘Ofcom checker’ OR via the following link -**

**<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>**

**SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES**





The Floor Plan is For Guidance Only And is Not To Scale

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REF: TK/SC/180325/4794





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		73 <b>C</b>
55-68	<b>D</b>	59 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

