

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

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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 1st August 1991

Maintenance charges – Year Ending 31/03/25 Estate Expenditure £276.39 Block £838.13 Total £1,114.52

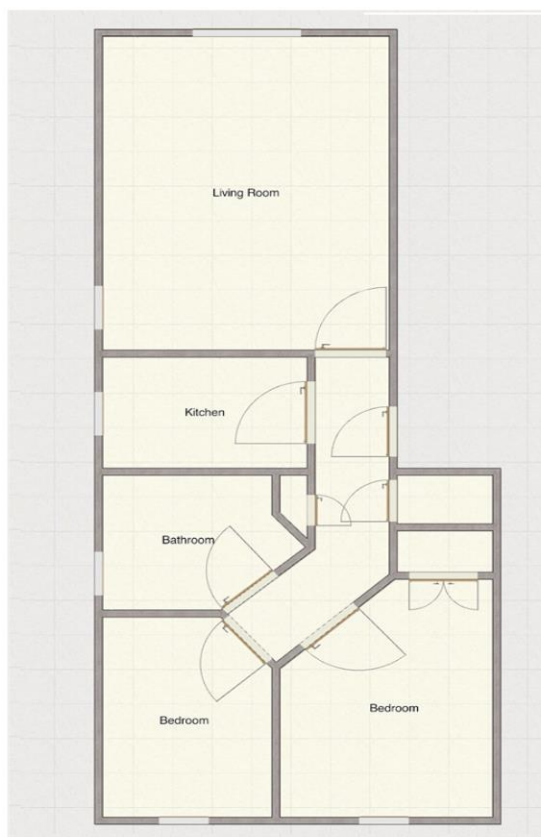
Ground Rent – £75.00 pa

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>

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

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

