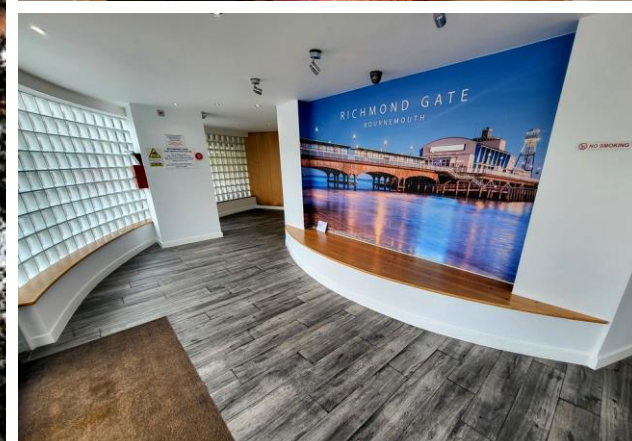


FOR SALE



Richmond Gate Hill, Bournemouth
Asking Price Of £260,000


MARTIN & CO



Richmond Gate Hill, Bournemouth

2 Bedrooms, 1 Bathroom

Asking Price Of £260,000

- SEA VIEWS & COASTLINE
- SOUTH FACING BALCONY
- 8th FLOOR with LIFT ACCESS
- GATED ENTRANCE
- SECURE UNDERGROUND PARKING

COMMUNAL ENTRANCE

The property is entered via a secure entry phone system with stairs and three lifts providing access to all floors and the entrance of the apartment.

HALLWAY 17' 8" x 3' 3" (5.40m x 1.00m)

With smooth plastered ceiling with inset spotlights, mains fitted smoke alarm, chrome fitted light points, chrome fitted 13-amp electric power points, double panelled radiator with individual thermostat control, video phone entry system, white timber skirting boards and wood laminate flooring.

KITCHEN / LOUNGE 23' 11" x 22' 3" (7.30m x 6.80m)

Open plan lounge/dining area:

An exceptionally bright and spacious room benefiting from a smooth plastered ceiling with inset spotlights and mains fitted smoke alarm, range of timber framed patio doors and windows providing access to the balcony, large double panelled radiator with individual thermostat control, feature flush fitted chromium plated 13-amp electric power points, television point, Sky point, telephone point, flush fitted chromium plated light point, white timber skirting boards and wood laminate flooring.



Kitchen:

Benefiting from a range of high gloss white timber work units with brushed stainless steel handles with granite effect roll edge work tops and splash back, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, inset one and a half stainless steel sink and draining board with brushed stainless steel hot and cold mixer tap over, brushed stainless steel Neff electric oven with brushed stainless steel Neff microwave and Neff brushed stainless steel four ring gas hob with oversized extractor canopy over, halogen down lighters and wood laminate flooring.

BEDROOM 2 10' 9" x 9' 2" (3.30m x 2.80m)

Another bright room benefiting from smooth plastered ceiling with central ceiling mounted light point, large tilt and slide timber double glazed window, double panelled radiator with individual thermostat control, range of floor to ceiling built in wardrobes housed behind timber doors with ample hanging and shelving space, ample chrome 13-amp electric power points, television point, telephone point.

BEDROOM 1 8' 10" x 6' 6" (2.70m x 2.00m)

A bright room benefiting from smooth plastered ceiling with central ceiling mounted brushed stainless steel light point, large tilt and slide timber double glazed window, double panelled radiator with individual thermostat control, ample flush fitted 13-amp electric power points, white timber skirting boards and wood laminate flooring.

BATHROOM 8' 4" x 5' 4" (2.55m x 1.65m)

Smooth plastered ceiling with inset spotlights, ceiling mounted extractor fan, part tiled to visible areas, low level WC, pedestal wash hand basin with chromium plated hot and cold mixer tap over, white panel bath with chromium plated hot and cold mixer tap and integral shower head, chromium plated electric heated towel rail and large tiled flooring.



BALCONY 17' 4" x 4' 7" (5.30m x 1.40m)

Accessed via sliding doors to the south-facing balcony which boasts breath-taking views over the town centre skyline extending to the bay and incorporating Bournemouth Pier, then continuing over the National Heritage coastline to the Isle of Purbeck in the distance.

PARKING

This property has one allocated space in the underground secure gated development.

Tenure: Leasehold

Annual Service Charge: £2138.62

Ground Rent: £275.00

Term of Lease: 125 years from 1 June 2004

Years Remaining: 106 years remaining

Council Tax Band: E

DISTANCES:

- 20 mts to A338 Wessex Way
- 500 mts to Award-Winning Sandy Beaches
- 500 mts to Bournemouth Pier
- 500 mts to Bournemouth High Street
- 500 mts to Meyrick Park & Golf Course
- 4.0 km to Castle Point Shopping Centre
- 7.0 km to Bournemouth International Airport
- 8.0 km to Hengistbury Nature Reserve

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Martin & Co Bournemouth

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Accuracy: 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 including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.

