

FOR SALE



Flat 7 Kingsholme, 148 Richmond Park Road
£160,000


MARTIN&CO

**Flat 7 Kingsholme,
148 Richmond Park Road
£160,000**

- 83 years left on the lease.
- two bedrooms
- UPVC double glazing, gas central heating
- council tax band B = £1515
- close to shops and bus routes
- service charge £240pa/ground rent £264pa

*****NEW PRICE*** This TWO bedroomed first floor apartment is a short walk from Charminster High Street, but also has easy vehicular access to the Wessex Way! The property has gas central heating, double glazing & an allocated parking space & is offered for sale with NO FORWARD CHAIN.**



ENTRANCE HALL Two ceiling lights, secure entry phone, built in cupboard with shelving.

LIVING ROOM 14' 3" x 12' 5" (4.35 max x 3.79m) Ceiling light, double glazed window to rear aspect, radiator.

BEDROOM ONE 16' 2" x 8' 0" (4.93m x 2.44m) Ceiling light, double glazed window to side aspect, radiator.

BEDROOM TWO 12' 5" x 6' 3" (3.79 max x 1.92m) Ceiling light, double glazed window to side aspect, radiator. Built in cupboard housing gas central heating boiler.

KITCHEN Ceiling light, wall & base units with worktops over & tiled splashbacks. Stainless steel cooker hob, electric hob & oven. Fridge/freezer & washing machine present.

BATHROOM Ceiling light, extractor fan, bath with shower over & tiled splashbacks, toilet, basin & heated towel rail style radiator.

PARKING allocated space for one car



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		81	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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.