



## Richmond Park Road

Bournemouth, BH8 8TH

Guide Price £140,000 -  
£150,000 Leasehold

- For Sale by Public Auction 20<sup>th</sup> March 2024 (unless previously sold)
- Cash Buyers Only!
- Two Double Bedrooms
- Garage in Block
- Kitchen/Breakfast Room
- Close to Local Amenities
- Long Lease





## HOUSE & SON

House & Son acting in conjunction with Clive Emson Auctioneers are pleased to bring to market this exciting opportunity to acquire a spacious, purpose built, two double bedroom apartment. In addition to the two double bedrooms, the property benefits from a spacious lounge/diner, measuring 17' 11" x 12', separate bathroom and WC, double glazing, spacious reception hallway and a garage within the block. The property also has a long lease. Located in the popular Charminster area. The property is within close proximity to Queens Park, vibrant Charminster Road for restaurants and bars, coupled with good road travel links to further afield. Bournemouth travel exchange is approximately 1.5 miles away.

## COMMUNAL ENTRANCE

Secure intercom entrance system, stairs to second floor, storage cupboard housing meters & consumer unit.

## RECEPTION HALL

All principal rooms leading off, intercom handset.

## LOUNGE/DINER

**17' 11" x 12' 1" (5.46m x 3.68m)**

UPVC double glazed window to the rear. Outlook over communal gardens.

## KITCHEN

**8' 11" x 8' 3" (2.72m x 2.51m)**

Stainless steel sink with drainer to side, mixer tap over, inset into roll top work surfaces, range of base units under, space for washing machine, integrated electric oven & hob over, matching wall mounted units, part tiled walls, tiled floor, UPVC glazed window to side.

## BEDROOM ONE

**14' 2" x 9' 7" (4.32m x 2.92m)**

UPVC double glazed window to the side.

## BEDROOM TWO

**11' 09" x 11' 08" (3.58m x 3.56m)**

UPVC double glazed window to the rear. Outlook over communal gardens.

## **BATHROOM**

White suite comprising of bath with side panel, pedestal wash hand basin, part tiled walls, obscure UPVC double glazed window to side, cupboard housing header tank and hot water cylinder, additional storage space.

## **WC**

Low level white WC, part tiled walls, obscure UPVC double glazed window to side.

## **OUTSIDE**

Communal gardens, mostly laid to lawn, with an edging of mature shrubs, bushes & trees.

## **GARAGE**

Garage within the block with an up & over door. we are advised that power is supplied to the garage block.

## **AGENT'S NOTE**

Unless previously sold, the seller reserves the right to sell prior to the auction date. The seller's decision is final.

## **AGENT'S NOTE**

The property is vacant. Therefore, none of the services have been inspected or tested. Purchasers are to make their own enquiries prior to purchase.

## **AGENT'S NOTE**

Please refer to Solicitor's pack via Clive Emson Auctioneers, for all information relating to management and lease details.



## COUNCIL TAX BAND

Tax band B

## TENURE

Leasehold – Approximately 140 Years

## LOCAL AUTHORITY

Bournemouth, Christchurch and Poole  
Council



## OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements