



Richmond Park Road

Bournemouth, BH8 8TW

£210,000

- Purpose Built
- Two Double Bedrooms
- South-Facing Balcony
- Feature Windows
- Long Lease
- Allocated Parking
- Vacant Possession (from October)
- No Forward Chain



HOUSE & SON

A unique "Penthouse" flat constructed in 2006. Boasting two double bedrooms, long lease, allocated parking and a south-facing private balcony, this is an ideal first-time purchase.

The accommodation comprises: Secure communal entrance, with video intercom system, a communal hallway and stairs to the second-floor landing, inner hallway and our private entrance.

The reception hallway is spacious and provides access to all principal rooms and includes a storage cupboard housing the gas fired combination boiler, serving central heating and hot water, electrical consumer unit and with plenty of additional storage, the intercom handset and video monitor.

Our first double bedroom is smooth plastered, with radiator, tv and media points and an obscure UPVC double glazed feature window to side. It measure's 13' 4" x 10' 9".

The kitchen features a range of fitted base and wall mounted units, with roll top work surface over and inset stainless steel, single bowl sink unit with drainer to side, chrome mixer tap over, integrated chrome electric fan oven, chrome four ring gas hob and chimney filter hood over, space for washing machine and space for fridge/freezer. Part tiled walls, tiled floor, smooth plastered walls and ceiling. Ample space for further storage or bijou dining. Split Velux window to the side.

The second double bedroom measures 12' 10" max x 10' 9" and benefits from direct access onto the private south-facing balcony via the UPVC double glazed door to the front, with window and borrowed light to the side. Smooth plastered. Radiator. A bright and inviting room.

Our lounge/diner is an impressive room with a feature UPVC double glazed window to the front, UPVC double glazed door to the side, providing direct access onto the balcony, and is a spacious room measuring 13' 9" x 10' 9". It is smooth plastered and has TV media points and a radiator.

The modern fitted bathroom has a four-piece suite, comprising bath, separate shower cubicle, wash hand basin and a low-level WC. It has part tiled walls, tiled flooring, smooth plastered ceiling with an extractor fan.

Externally, the property benefits from the afore mentioned allocated off-road parking, communal bike storage and large communal garden. The property is in a highly desirable location being a few minutes' walk from local shops, restaurants, parks, transport links and a choice of schooling.

COMMUNAL ENTRANCE

COMMUNAL HALL

STAIRS TO ALL FLOORS

2ND FLOOR LANDING

INNER HALLWAY

PRIVATE ENTRANCE

INNER HALLWAY

LOUNGE

13' 9 plus window" x 10' 9" (4.19m x 3.28m)

KITCHEN

10' 10" x 6' 11 max" (3.3m x 2.11m)

BEDROOM ONE

13' 4" x 10' 9" (4.06m x 3.28m)

BEDROOM TWO

12' 10 max" x 10' 9" (3.91m x 3.28m)

BATHROOM

8' 9 max" x 6' 6 max" (2.67 m x 1.98 m)

TENURE

Leasehold - 108 year remaining.

SERVICE CHARGES

£900.00 per annum.

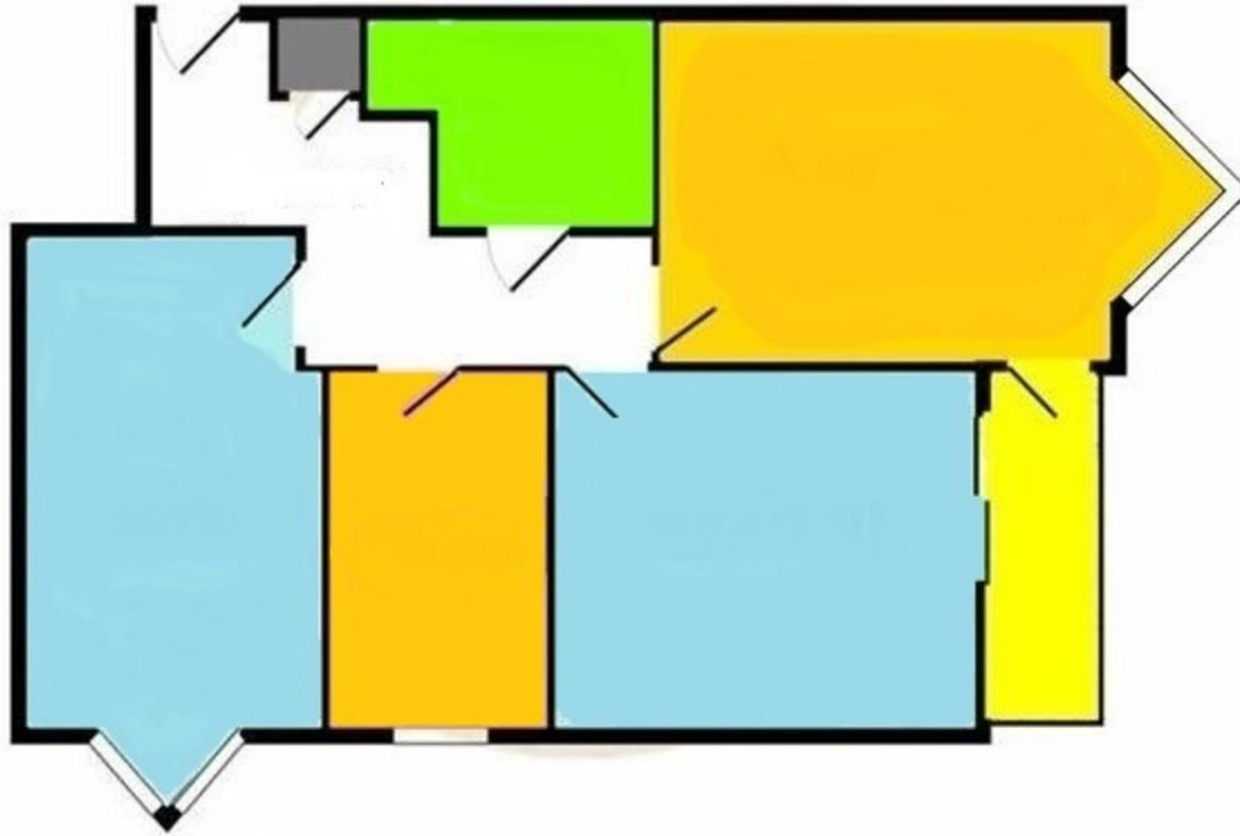
GROUND RENT

£200.00 per annum.

INSURANCE

£350.00 per annum.





COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

EPC Rating - C

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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