





### **HOUSE & SON**

An easy living, or investment. Low maintenance purpose built, two-bedroom, ground floor apartment. The property benefits from being fully double-glazed, having level access and gas-fired central heating. Located in the popular BH8 postcode area this property is in close proximity to local transport links, shopping, parks and schools. Additionally, Bournemouth train station, Winton, Bournemouth University and Arts University are all but a short cycle away.

### **COMMUNAL ENTRANCE**

Accessed via double-glazed door, secure intercom entry system.

### **COMMUNAL HALLWAY**

Access to all floors and leading to private entrance.

### **ENTRANCE HALLWAY**

Communicating hallway providing access to all principal rooms, storage cupboard housing electrical consumer unit, radiator and a smooth plastered ceiling.

### **LOUNGE**

**13' 8" x 9' 8" (4.17 m x 2.95 m)**

Two UPVC double glazed windows to the front, double radiator, multiple socket points, TV aerial point, smooth and coved ceiling.



### **KITCHEN**

**6' 11" x 6' 3" (2.11 m x 1.91 m)**

Stainless steel one-and-a-half bowl sink unit with drainer to the side, inset into roll top work surfaces, with a range of base units under, including integrated electric fan oven with a four ring gas hob and stainless steel chimney filter hood over. Space for a washing machine and fridge/freezer. Matching wall mounted units. UPVC double glazed window to the front, wall mounted gas fired combination boiler, tiled splashback, vinyl flooring and a smooth plastered ceiling.

### **BEDROOM ONE**

**9' 8" x 8' 9" (2.95m x 2.67m)**

UPVC double-glazed window to the side, with the radiator underneath and a smooth plastered ceiling.

### **BEDROOM TWO**

**9' 8 into door recess" x 6' 7" (2.95m x 2.01m)**

UPVC double-glazed window to the side with a radiator underneath, smooth plastered ceiling.

### **BATHROOM**

**7' 8" x 5' 7" (2.34m x 1.7m)**

A white three-piece suite comprising bath with side and end panels, glass shower screen to the side, with chrome mixer tap over and shower attachment over. "Floating" wash hand basin with vanity unit underneath. Low-level WC. Radiator, smooth plastered ceiling with extractor fan and vinyl flooring.

### **PARKING**

Allocated parking space.

### **TENURE**

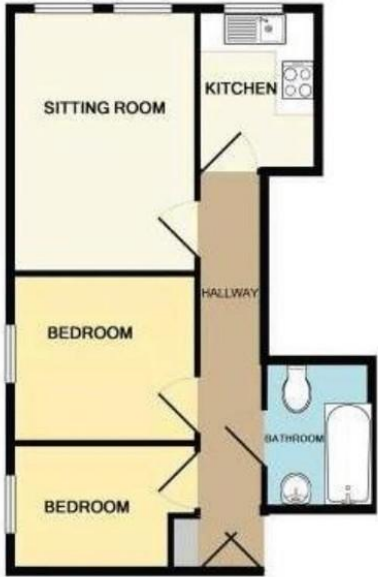
Lease length - 106 years (125 years from 24th June 2005)

Service Charge - £1,800 PA

Ground Rent - £305 PA



Floorplan for 2 bedroom ground floor flat for sale



This Floor Plan is for guidance only and is NOT to SCALE.  
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Flat 3, Joshua Grange 135, Richmond Park Road BOURNEMOUTH BH8 8UA	Energy rating	Valid until:	26 June 2029
	C	Certificate number:	2538-1094-6216-4541-7944

Property type	Ground-floor flat
Total floor area	43 square metres