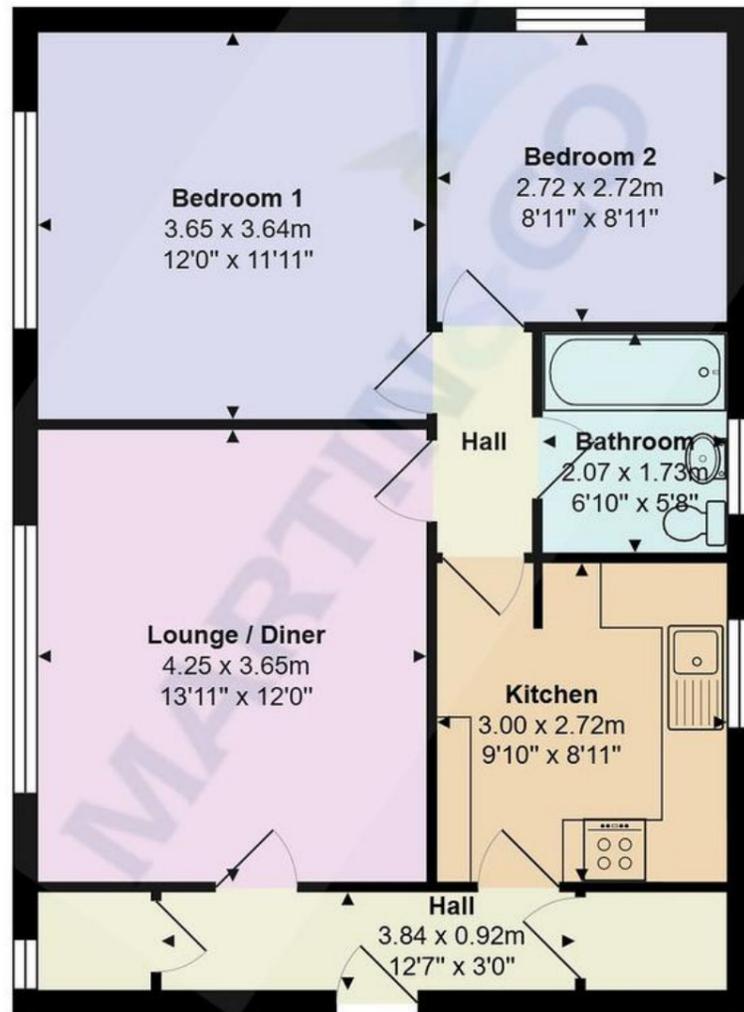


## Property Location Charminster



Total Area: 58.3 m<sup>2</sup> ... 628 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**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.



## Richmond Park Road, Charminster

Offers Over £175,000

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First Floor Flat

No Chain

Secure Intercom Entry

Separate fitted kitchen

Two Double Bedrooms

Double Glazed

Great Storage Space

Convenient Location

Gas Central Heating

Ideal First Time Buy



### Why you'll like it

We are pleased to offer for sale this well-presented two bedroom first floor flat, situated within Warwick Court, a purpose-built development conveniently located in the sought-after Queens Park area of Bournemouth. The property benefits from double glazing throughout, long lease, and is offered with no forward chain.

Access is via a secure communal entrance, with stairs rising to the first floor. Upon entry, a welcoming reception hallway leads into the heart of the home. The spacious lounge/diner offers ample room for both seating and dining, while the separate kitchen/breakfast room is fitted with a range of base and eye-level units, with space for freestanding appliances and a breakfast table.

There are two bedrooms: a well-proportioned main double bedroom, and a good-sized second double bedroom. The bathroom is fitted with a white suite comprising a panelled bath with a shower over, wash basin and WC.

Externally, the property benefits from a garage situated within the block, along with access to well-maintained communal grounds and non-allocated residents' parking. The development also features a secure entry system.

Located just a short walk from the local shops and cafés of Charminster, and within easy reach of Winton High Street, the property is well served by regular bus routes, with Bournemouth railway station approximately one mile away, offering direct services to London Waterloo and beyond.

#### Agent's Note's:

Tenure: Leasehold  
Remaining Lease: 125 Years Remaining  
Service charge: £1745 Per Annum  
Ground Rent: £400  
Holiday Lets: Tbc  
Pets: Tbc  
Parking: In Front of Garage  
All mains are connected.

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation 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 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 limited 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		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

