

**Flat 16, Kingsholme, 148, Richmond Park Road,
Bournemouth, BH8 8DF**



Property overview

Guide Price £180,000

A well-presented, two-bedroom top-floor flat in the purpose-built block of 'Kingsholme', Richmond Park Road, Bournemouth.

Convenient for the popular bars, restaurants and amenities of Charminster High Street (>300 yards), direct access to Wessex Way, Bournemouth Town Centre (1.8 miles), Boscombe (1.9 miles) and further afield Southbourne (4.0 miles), Christchurch (4.6 miles) and Poole (5.5 miles).

The accommodation offers an entrance hallway with an airing/storage cupboard, an open-plan lounge/diner, a modern bathroom, a kitchen and two bedrooms.

The property also benefits from an allocated parking space, gas-fired central heating, and a communal bike store.



Accommodation

Front External:

Resident car park with allocated parking space, resident secure bike store, communal refuse area, door to:

Communal Entrance Hall:

Security entry phone, stairs to fourth floor, door to communal entrance lobby (only serving this flat entrance and water meters cupboard), door to:

Flat Entrance Hall: 14' 0" x 3' 4" (4.26m x 1.02m)

Telephone door entry system, thermostat control, radiator, doors to accommodation and door to:

Airing Cupboard: 3' 0" x 2' 5" (0.91m x 0.74m)

Housing HALSTEAD gas-fired combination boiler, electric meter, electric consumer unit, shelving and space providing storage.

Lounge/Diner: 15' 6" x 13' 0" (4.72m x 3.96m)

Part sloped ceilings, 2 x skylights, radiator, laminate flooring.

Bathroom: 8' 0" x 5' 2" (2.44m x 1.57m)

Ceiling mounted extractor fan, spotlights, part tiled walls, walk-in shower (with mixer shower - handheld attachment and rainfall shower over), floating vanity sink with storage below (and mixer tap and mirror over), WC.

Kitchen: 9' 2" x 5' 8" (2.79m x 1.73m)

Skylight, range of eye and base level units, space for washing machine and tall fridge/freezer, stainless steel sink/drainer with mixer tap over, integrated oven with gas hob and extractor fan over, tiled splash back, engineered wood flooring.

Bedroom One: 13' 0" x 12' 6" (3.96m x 3.81m)

Part sloped ceilings, 2 x skylights, built-in sliding door wardrobe, radiator, laminate flooring.

Bedroom Two: 9' 2" x 7' 8" (2.79m x 2.34m)

Skylight, part sloped ceiling, radiator, laminate flooring.

Lease Length:

82 years (Approximately)

Service Charge:

£240 per year or £20 per month

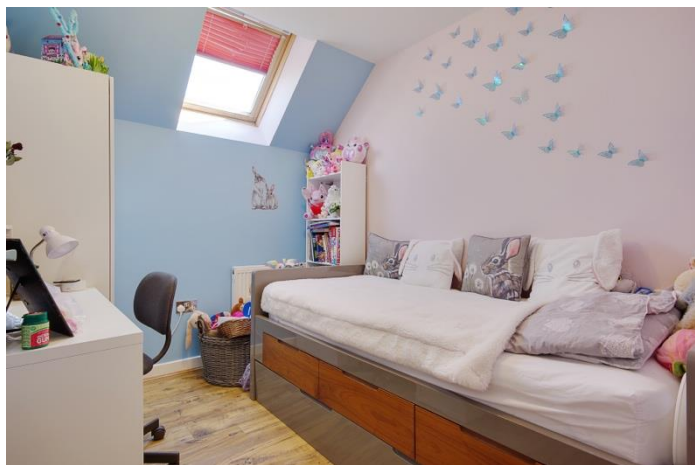
Ground Rent:

£360.00 per year

Photography



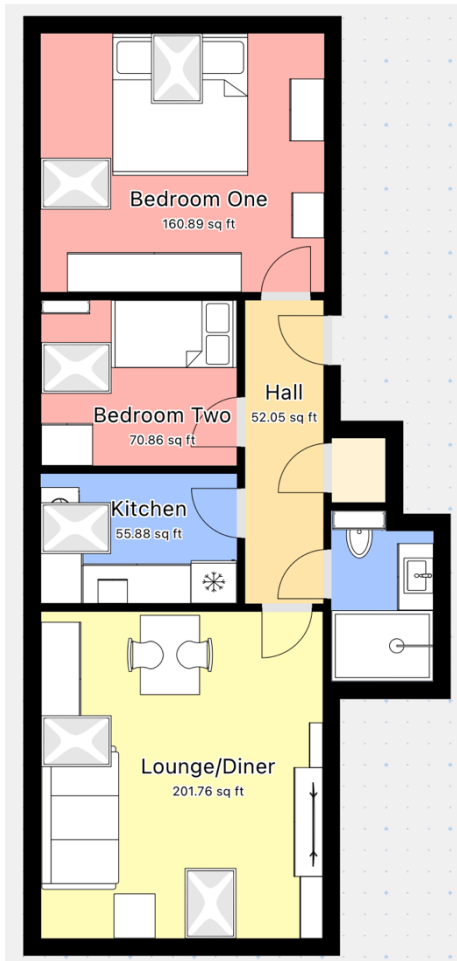






Floor Plan

EPC



Energy performance certificate (EPC)			
Flat 16 Kingsholme 148 Richmond Park Road BOURNEMOUTH BH8 8DF	Energy rating	Valid until:	19 May 2034
	C	Certificate number:	2851-7136-1172-1106-8412
Property type	Top-floor flat		
Total floor area	59 square metres		
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).			
Energy rating and score			
This property's energy rating is C. It has the potential to be C.		The graph shows this property's current and potential energy rating.	
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.	
		For properties in England and Wales:	
		the average energy rating is D the average energy score is 60	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	90 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 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. 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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