



£340,000

52 Richmond Gate Richmond Hill Drive, Bournemouth, BH2 6LT



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### Property Description

Situated in a desirable area, this apartment offers not just a place to live, but a lifestyle. All principal rooms overlook the beautiful surroundings of Bournemouth. The property's location provides easy access to local amenities, parks, and leisure facilities, making it an ideal choice for those seeking convenience. Whether you are looking for a new home or an investment opportunity, this flat on Richmond Hill Drive is sure to captivate you with its potential. Don't miss the chance to make this property your own and experience the best of what Bournemouth has to offer.

Accommodation comprises of a large entrance hall with two large storage cupboards, open plan lounge/diner/kitchen with town centre views and beyond, from this room there is access onto the spacious south facing balcony. The kitchen is modern with under unit lighting, integrated oven, microwave, dishwasher, fridge, freezer and washing machine plus built-in gas hob with extractor hood above. The main bedroom is a good size double room with floor to ceiling windows creating a light & airy space, this room has the benefit of a modern ensuite shower room. Bedroom two also has views of the Bournemouth skyline, the main bathroom is fitted with a white suite with matching tiles and heated towel rail.

This property has an allocated underground car parking space.

### Area

Bournemouth is situated on the South Coast of Dorset between the stunning New Forest National Park and The Purbecks, which begins the Jurassic Coast, England's only natural World Heritage Site. Bournemouth is home to 10 miles of award-winning blue flag beaches that stretch from Sandbanks to Hengistbury Head. Bournemouth is renowned for its beautiful Victorian architecture, world-class restaurants, stunning gardens, beautiful beaches and lots of entertainment options. There is a wide variety of property in Bournemouth to accommodate every lifestyle, from Victorian houses to trendy modern apartments, the area is popular with young professionals, families and older people alike.

### Tenure

Lease: 125 year lease from June 2004

Service Charge : £TBA

Ground Rent: TBA

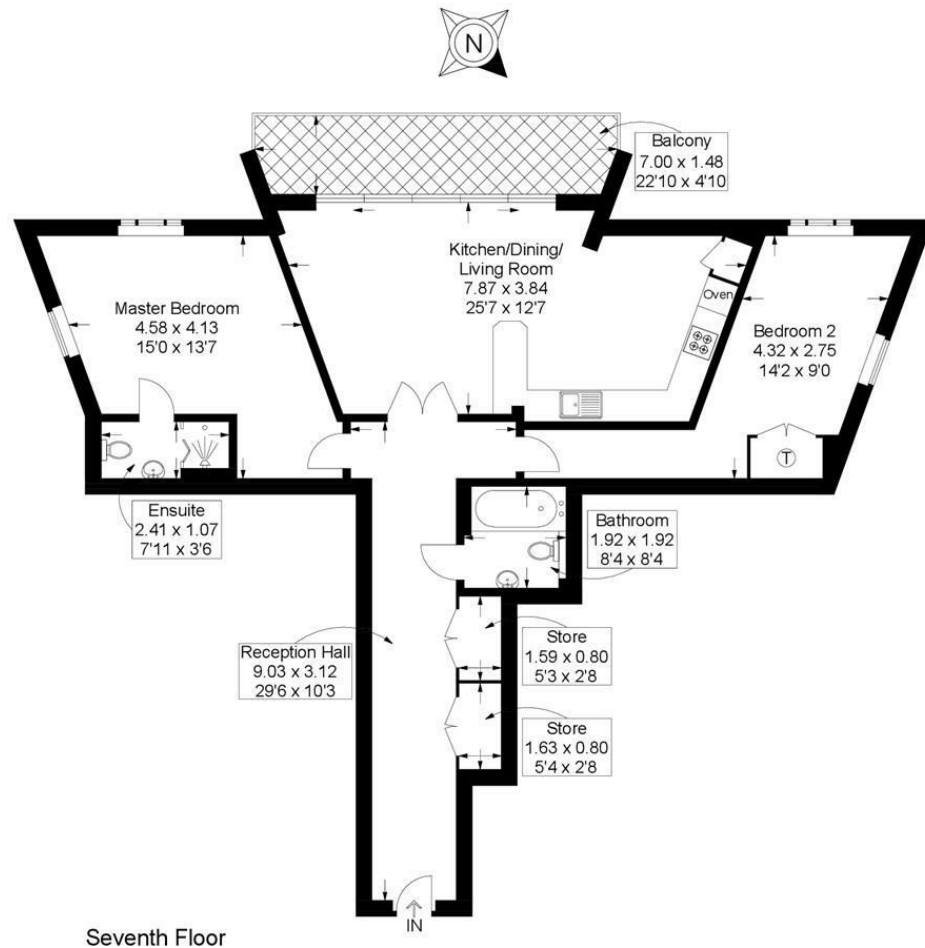
### FEATURES & SPECIFICATIONS

- Seventh floor modern apartment
- Town Centre location
- Fantastic views of Bournemouth & surrounding area
- South facing balcony
- Video entry system
- Allocated underground parking space
- Integrated appliances
- Triple Glazing
- Passenger lift to all floors including car parking



# Richmond Gate, Richmond Hill Drive, Bournemouth

Approximate Gross Internal Area = 91.7 sq m / 987 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

**Agents Note:** At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(01-01) B			
(09-00) C			
(05-08) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



<https://www.saxecoburg.co.uk>

47 Poole Road, Westbourne, Bournemouth, Dorset, BH4 9BA

T: 01202 303066 [info@saxecoburg.co.uk](mailto:info@saxecoburg.co.uk)



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