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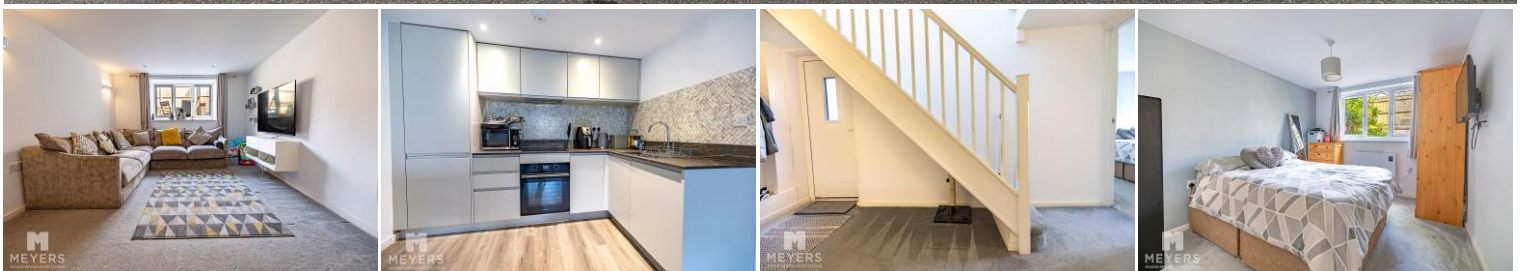
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**MEYERS**

MOVING BEYOND EXPECTATIONS



## Flat 1 Colindale, 1 Richmond Park Avenue

**£325,000**

- Positioned in Queens Park
- Ground Floor Garden Maisonette
- Three Double Bedrooms
- Private Enclosed Garden
- En-Suite
- Allocated Off Street Driveway

## Location

Richmond Park Avenue is located only moments away from both the highly regarded Park School and Queen's Park Golf Course, whilst award winning sandy beaches, shops and restaurants are just approximately 2.5 miles away in Bournemouth. Access onto the A338 Wessex Way by car takes approximately 30 seconds while Bournemouth's International Airport and mainline train station are just 5 miles and 1.5 miles distant respectively.

## Description

This modern, converted ground floor maisonette would make a perfect first time buy or buy to let investment. Over 2 floors, the property comprises of three double bedrooms, open plan lounge/kitchen/diner with direct access to the private enclosed garden. The kitchen benefits from an integrated electric hob, gas oven, washing machine fridge/freezer, and a fully tiled modern family bathroom. Outside boasts a low maintenance private enclosed garden and a communal bicycle store. Off Street allocated driveway parking.

## Entrance Hall

### Loung/Kitchen/Diner 24' 3" x 11' 3" (7.39m x 3.43m)

Wall and base units, counter tops, integrated fridge/freezer, electric hob, gas oven, washing machine and dishwasher.

### Bedroom 1 11' 10" x 9' 11" (3.60m x 3.02m)

## En-suite

### Bedroom 2 16' 0" x 9' 1" (4.87m x 2.77m)

## Family Bathroom

## Landing

### Bedroom 3 13' 8" x 9' 7" (4.16m x 2.92m)

## Outside

Hard standing fully enclosed low maintenance rear garden. Off street allocated driveway parking.

## Tenure

Leasehold 121 years remaining

## EPC

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## IMPORTANT NOTE

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.



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