



Flat 2,125 Richmond Park Road
, Bournemouth, BH8 8UA

Asking price £195,000



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PRICE REDUCTION - UNEXPECTEDLY
RE-AVAILABLE - VENDOR SUITED
Attention First time buyers and Buy to Let
investors -

The St Quintin Property Group are pleased
to offer for sale this modernised SHARE
OF FREEHOLD Two bedroom ground floor
purpose built apartment which was built in
2004 (approx) set in the vibrant area of
Charminster. With its easy access via the
Wessex Way on to the A31 which boasts
commuter links to London, Southampton
and the local international airport it is easy
to see why many envy its location. A short
distance away is Bournemouth railway
station for easy commuter access to the
South Of England, the award winning
beaches and Bournemouth town centre
with Charminster high street only a short
walk away which offers local bars and
restaurants.

The property benefits from one off road
parking space. The kitchen/ breakfast room
offers many modern integral appliances
and is presented to the very highest of
standards. The lounge, bathroom and both
bedrooms are impressively decorated to a
modern standard with impressive floor
coverings and offers great space. Further
selling points are Gas central, heating off
road parking double glazing and a share of
freehold. Please contact our busy office for
an internal inspection that we consider
essential for any serious buyer looking for
a property of this calibre.

Please note that due to its rental return this
property would suit rental investors as well
as residential purchasers.

Lease: 125 years from 2008

Ground rent: £200 per annum

Maintenance: approx £860 per annum
includes buildings insurance



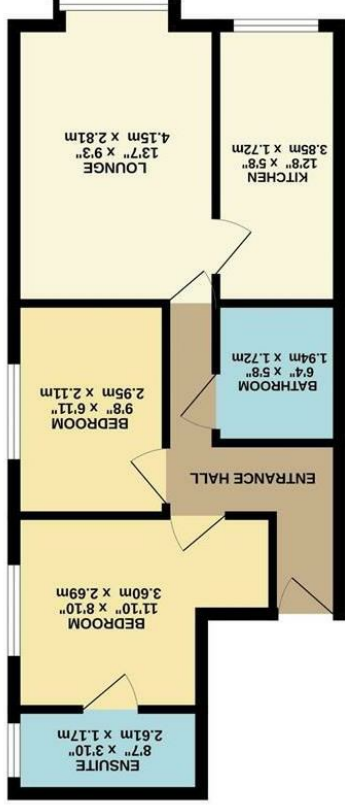


Viewing

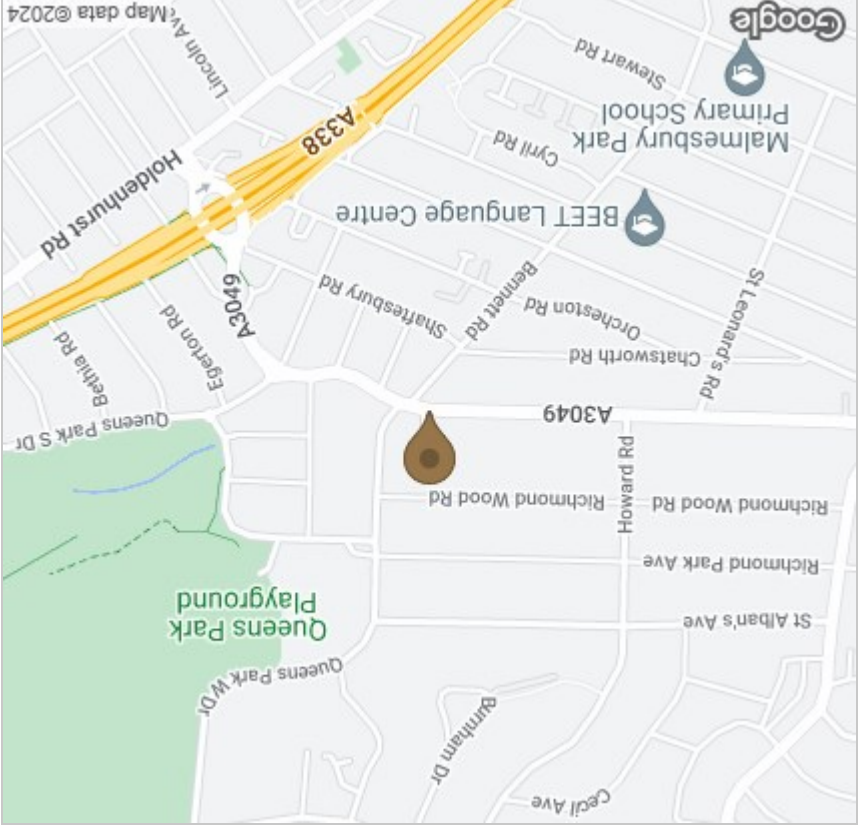
Please contact our StQ Property Group Office on 0120287123 if you wish to arrange a viewing appointment for this property or require further information.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, floors and fittings are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not guaranteed as to their quantity or efficiency (unless otherwise stated).

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Area Map



Energy Efficiency Rating	
Potential	Current
	79
	79
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.