



Richmond Park Road, Bournemouth BH8 8TR

welcome to

Richmond Park Road, Bournemouth

This SUBSTANTIAL well presented GROUND FLOOR APARTMENT is located in the ever popular area of CHARMINSTER, convenient proximity of Bournemouth town centre and QUEENS PARK. The property also benefits from OFF ROAD PARKING, garage and SHARE OF FREEHOLD





Entrance Hall

Lounge

18' 1" x 9' 1" (5.51m x 2.77m)

Kitchen

12' 10" x 6' 10" (3.91m x 2.08m)

Bedroom One

13' 3" x 9' 3" (4.04m x 2.82m)

Bedroom Two

13' 3" max x 8' 10" (4.04m max x 2.69m)

Bathroom

Total floor area 65.6 sq.m. (706 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- Purpose Built Two Double Bedroom Apartment
- Well Equipped Kitchen With Integral Appliances
- Fitted Wardrobes In Both Bedrooms
- Garage With Parking To The Front & Communal Gardens
- Comes With A Share Of The Freehold

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1280.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£225,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN108906



Property Ref:
WTN108906 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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