



Q | Quinn & Co
ESTATE AND LETTING AGENTS

Richmond Gate, Richmond Hill Drive, Bournemouth

- 11th floor flat
- Distant views across Bournemouth
- Parking for two cars
- Three balconies

£275,000

EPC Rating '76'





Property Description

The property is situated on the 11th floor and is accessed via a lift or stairs through very well presented communal hallways.

The lounge diner is a particular feature of the property being an especially good size having ample room for a dining table and enjoying views over the town and beyond from the balcony. The kitchen is open plan to the lounge and is fitted with a range of base and eye level contemporary work units with integrated appliances and a breakfast bar.

There are two bedrooms, the master of which has the added benefit of an ensuite shower room and fitted wardrobe. The second bedroom is also a double bedroom. The main family bathroom comprises bath/shower, WC and wash hand basin.

Two secure underground parking spaces are conveyed with the property where there is also a bike storage area.



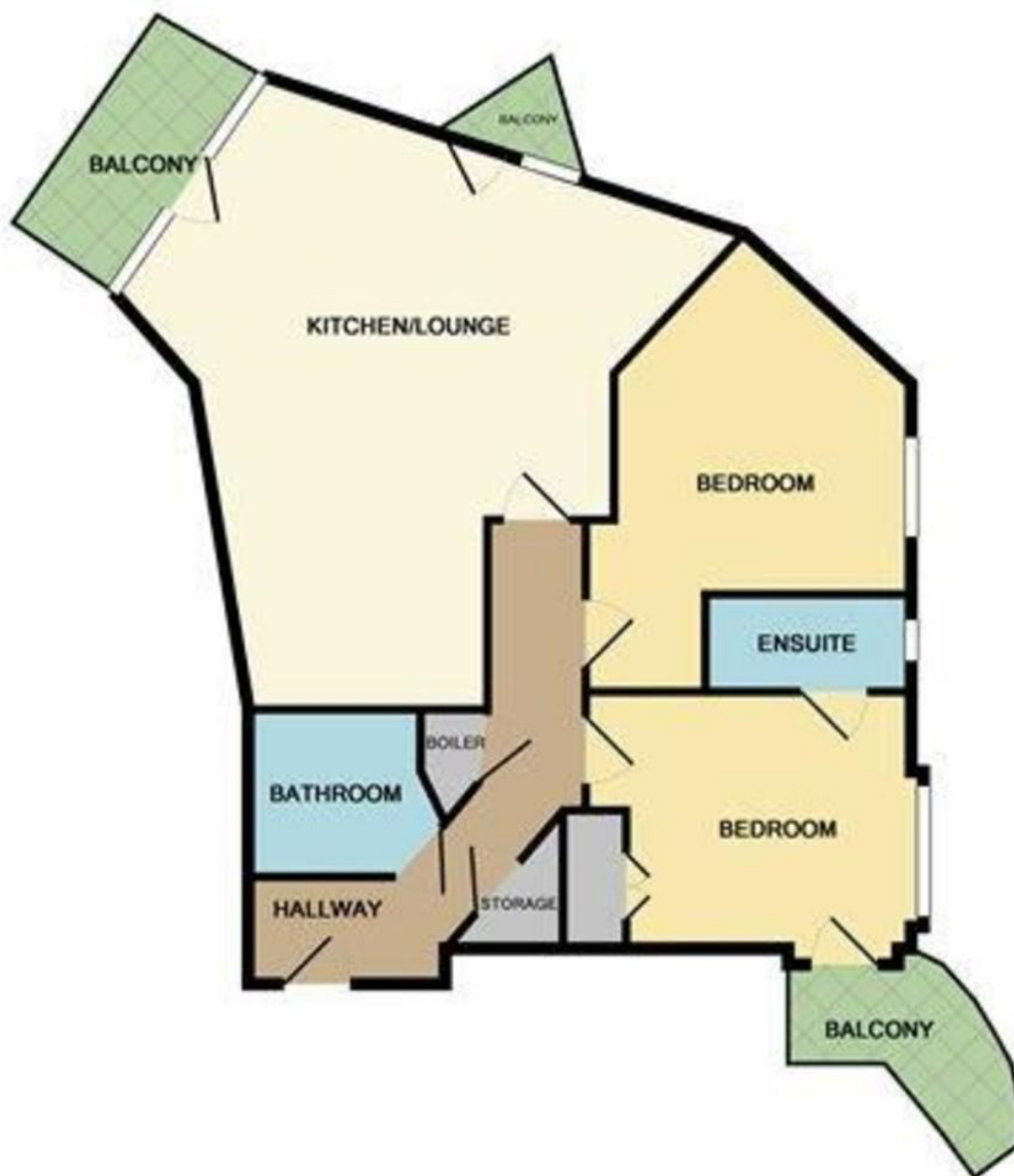


Maintenance - we are advised by the seller the approximate maintenance charges are currently £1280 every six months.
Ground rent - £137.50 every six months.

Lease term - 125 years from 2005.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	76 77
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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Consumer Protection from Unfair Trading Regulations 2008.

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.