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# Roberts

Sales, Lettings & Block Management

**PURPOSE BUILT FLAT**

**£175,000**



**Park Place, 134b Richmond Park Road, Bournemouth, BH8 8PT**

- **First Floor Purpose Built**
- **52 Square Metres**
- **Two Bedrooms**
- **Lounge & Sep' Kitchen**
- **Bathroom with White Suite**
- **One Parking Bay Conveyed**
- **Chain Free & Vacant**

- **Leasehold**
- **177-Years Remaining**
- **Maintenance £1810pa**
- **Ground Rent £250pa**
- **EPC C-Rating**
- **Council Tax Band B**
- **GCH & UPVC DG**

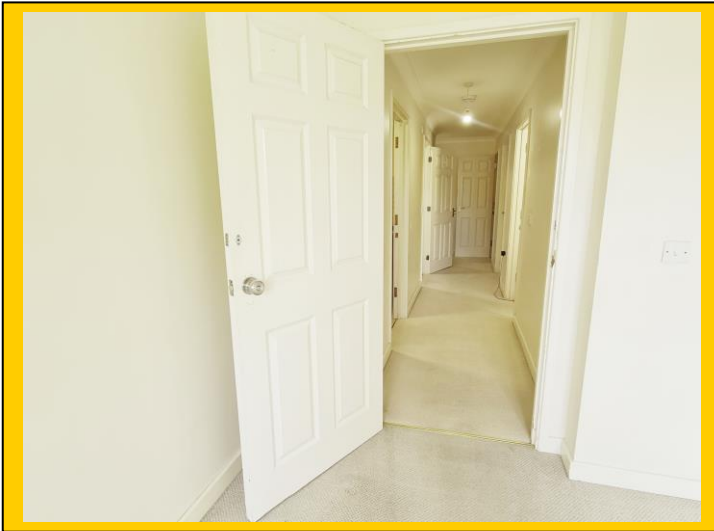
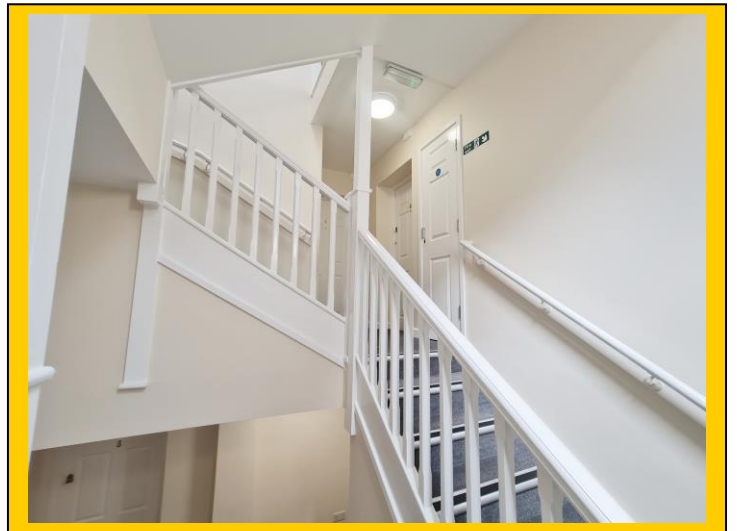
**158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955**

Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

**Park Place, 134b Richmond Park Road, Bournemouth, BH8 8PT**

Communal entrance leading to stairs & landings, the flat lies on the first floor.  
Front door leads into:

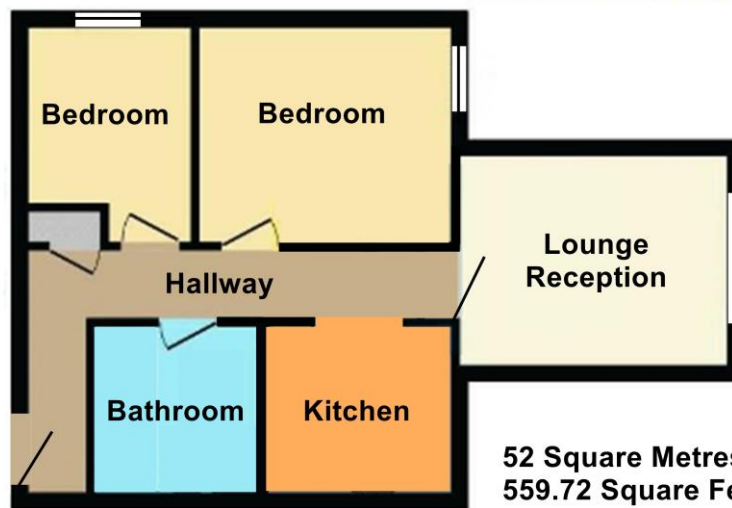
- Entrance** An L-shaped room. Having plain coved ceiling with two ceiling light points and mains wired smoke detector and entry phone receiver.
- Hallway:** Single panelled radiator. Cupboard housing gas central heating combination boiler and electric meter / RCD.
- Lounge:** **11' 8 x 9' 10 / 3.56m x 3m (approx')**  
Having plain coved ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.
- Kitchen:** **8' 2 x 5' 9 / 2.49m x 1.75m (approx')**  
Having plain ceiling with railed low level down lighter and fitted extractor fan.  
A range of wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap over. Integrated electric oven with four-burner gas hob and cooker hood over. Space for fridge / freezer, space and plumbing for washing machine. Splash back tiling.
- Bedroom One:** **11' 3 x 9' 9 / 3.43m x 2.97m (approx')**  
Having plain coved ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator, television / media point and telephone point. Central heating thermostat.
- Bedroom Two:** **9' 10 x 6' 11 / 3m x 2.11m (approx')**  
Having plain coved ceiling with ceiling light point. UPVC double-glazed frosted window to side aspect. Single panelled radiator.
- Bathroom:** **7' 6 x 5' 11 / 2.29m x 1.8m (approx')**  
Having plain ceiling with ceiling light point and fitted extractor fan. Panelled bath with hand rails and shower mixer tap over. Pedestal wash hand basin with mixer tap over and low level WC. Double panelled radiator. Splash back tiling.
- Outside:** The property sits in communal grounds with one numbered parking space. Cycle and bin store.
- Tenure:** Leasehold: 177-years remaining
- Maintenance:** £1,810 per annum
- Ground Rent:** £250 per annum
- Council Tax:** Band B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### First Floor



52 Square Metres  
559.72 Square Feet

