



Roberts

Sales, Lettings & Block Management

GROUND FLOOR PURPOSE BUILT

£175,000



Richmond Park Road, Bournemouth, Dorset, BH8 8UA

- **Southerly Gr' Floor Flat**
- **41 Square Metres**
- **Two Good-Sized Bedrooms**
- **Lounge / Diner**
- **Separate Kitchen**
- **Allocated Parking**
- **Vacant & Chain Free**

- **Leasehold**
- **114 Year Lease Remaining**
- **Maintenance £1347.71pa**
- **Ground Rent: £100pa**
- **EPC C-Rating**
- **Council Tax Band B**
- **Ideal First Time Buy**

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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.

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Communal entrance leading to stairs and landings, the flat is on the ground floor. Front door leads into

Entrance
Hallway:

Plain coved ceiling with ceiling light fitting and mains wired smoke detector. Central heating thermostat and controls, entry phone and single panelled radiator. Large storage cupboard with hanging rail and further storage.

Lounge / Diner:

12' 7 x 9' 10 / 3.84m x 3.00m (approx'). Plain coved ceiling with two ceiling light fittings. UPVC double-glazed window to rear (southerly) aspect. Double panelled radiator, television / media point and telephone point. Wood laminate flooring.

Kitchen:

9' 10 x 6' 2 / 3.84m x 1.88m (approx'). Plain coved ceiling with ceiling light fitting, fitted extractor and frosted UPVC double-glazed window to side aspect. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with four burner gas hob and cooker hood over. Space for fridge freezer and space and plumbing for washing machine. Splash back tiling and single panelled radiator. Wall mounted gas central heating combination boiler.

Bedroom One:

11' 5 x 9' 2 / 3.48m x 2.79m (approx'). Plain coved ceiling, ceiling light point and UPVC double-glazed window to rear (southerly) aspect. Double panelled radiator.

Bedroom Two:

9' 2 x 6' 8 / 2.79m x 2.03m (approx'). Plain coved ceiling with ceiling light point. UPVC double-glazed window to rear (southerly) aspect. Single panelled radiator.

Bathroom:

7' 7 x 4' 8 / 2.31m x 1.42m (approx'). Plain coved ceiling, ceiling light point & extractor. Frosted UPVC double-glazed window to side aspect. Panelled bath with shower mixer tap. Pedestal wash hand basin and low-level WC. Full tiled walls and single panelled radiator.

Outside:

The property lies in well maintained & well-presented communal grounds laid to lawn with an array of mature and established bushes, trees and shrubs. The property benefits from one allocated parking space which is visible from the lounge and both bedroom windows. Further visitor parking spaces on site.

Tenure:

Leasehold 114-years lease remaining

Charges:

Annual maintenance charge of £1,341.71 (based on 2025 budget)

Ground Rent:

£100pa

Council Tax: Band B





