



Roberts

Sales, Lettings & Block Management

PURPOSE BUILT FLAT

£210,000



October Place, 149 Richmond Park Road, Bournemouth, BH8 8UA

- **Purpose Built Apartment**
- **60 Square Metres**
- **Lounge / Kitchen / Diner**
- **Contemporary Layout**
- **Bathroom & En-Suite**
- **Allocated Parking**
- **No Forward Chain**

- **Leasehold**
- **131-Year Lease**
- **Maintenance £1,844pa**
- **Ground Rent: £175pa**
- **GCH, UPVC DG**
- **EPC D-Rated**
- **Council Tax Band C**

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

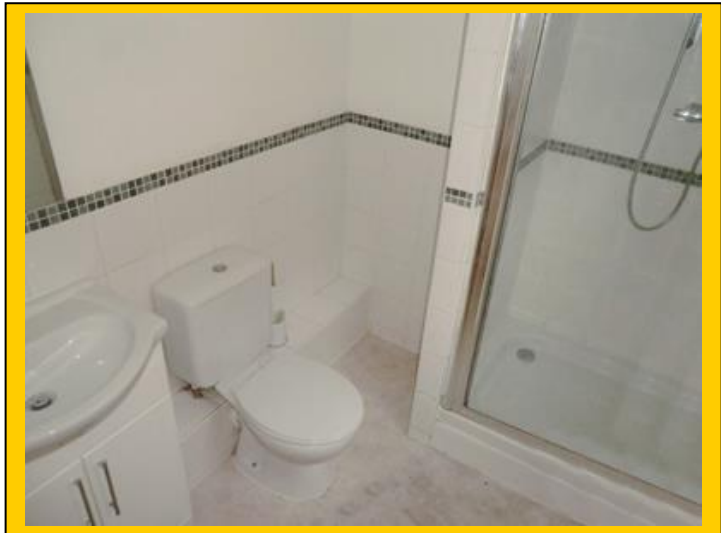
Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

October Place, 149 Richmond Park Road, Bournemouth, BH8 8UA:

Communal entrance leading to stairs and landings, the flat lies on the first floor.

Front door leads into:

<u>Entrance Lobby:</u>	Having plain ceiling with recessed low level down lighting and mains wired smoke detector. Entry phone receiver, single panelled radiator and central heating thermostat. Cupboard housing electric meter and RCD.
<u>Open Plan Lounge & Kitchen:</u>	<u>17' 1 x 15' 7 max into entrance recess plus feature 'V' shaped bay 8' 6 x 5' / 5.21m x 4.75m max into recess plus feature 'V' shaped bay 2.59m x 1.52m</u> Having plain ceiling with recessed low level down lighting. Feature floor to ceiling 'V' shaped bay window to front aspect. Two double panelled radiators, television point and telephone point.
<u>Of Which Kitchen Area is:</u>	<u>8' 8 max' x 7' 11 / 2.64m x 2.41m max (approx').</u> Having 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 over. Integrated stainless steel electric oven with stainless steel gas hob and stainless steel tiled splash back and cooker hood over. Integrated fridge/freezer, integrated washer dryer and tiled flooring. Cupboard housing gas central heating combination boiler.
<u>Bedroom One:</u>	<u>14' 7 x 8' 10 / 4.44m x 2.69m (approx').</u> Having plain ceiling with ceiling light point. UPVC double glazed window to side aspect and double panelled radiator. Television point, telephone point and door leads through to:
<u>En-Suite:</u>	Having plain ceiling with low level down lighting and fitted extractor. Vanity unit with wash hand basin over with mixer tap. Low level W.C, shower cubicle with fitted thermostatic shower. Frosted UPVC double glazed window to side aspect. Single panelled radiator, half tiled walls and shaver point.
<u>Bedroom Two:</u>	<u>13' 4 max into entrance recess x 8' 2 / 4.06m max into entrance recess x 2.49m (approx').</u> Having plain ceiling with ceiling light point. UPVC double glazed window to side aspect and double panelled radiator.
<u>Bathroom:</u>	<u>7' x 5' 8 / 2.13m x 1.73m (approx').</u> Having plain ceiling with recessed down lighting and fitted extractor fan. Panelled bath with shower mixer tap over and vanity unit with wash hand basin and mixer tap over. Low level W.C, single panelled radiator, half tiled walls and shaver point.
<u>Outside:</u>	Front: Laid to established boarder, with communal bin and recycling store. Rear: Laid to hard standing providing one allocated off road parking space.
<u>Tenure:</u>	Leasehold. Remainder of a 155-year lease (131-years remaining).
<u>Maintenance:</u>	£ 1843.58 pa
<u>Building Insurance:</u>	£152.68 pa
<u>Ground Rent:</u>	£175 pa



First Floor Purpose Built



60 Square Metres / 646 Square Feet

