



## 47C, Richmond Park Avenue, Bournemouth,

A substantial duplex apartment situated in a highly desirable location close to amenities. The property has superior size and boasts three bedrooms, a study room, parking and a garage. This property is set over two floors.

Guide Price

**£250,000**

Leasehold - Share of Freehold

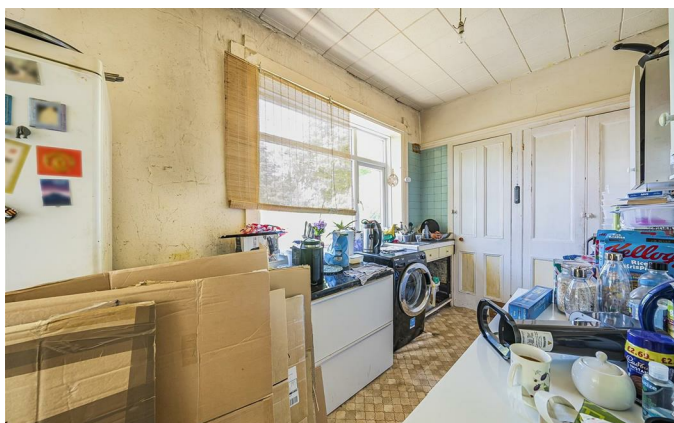
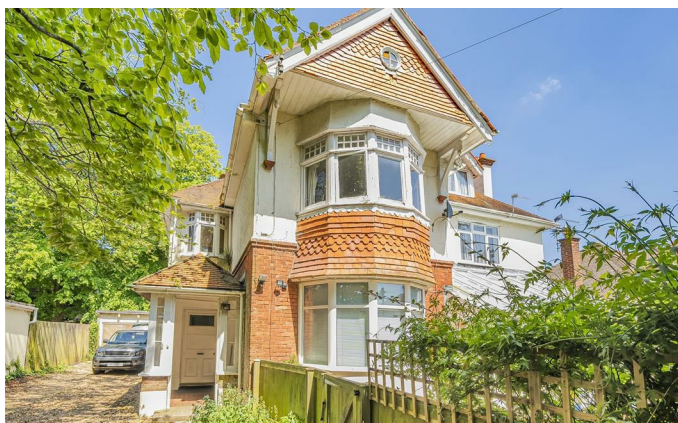
**Symonds  
& Sampson**

ESTABLISHED 1858

## 47C, Richmond Park Avenue, Bournemouth, BH8 9DN

- A large duplex apartment with over 1200sqft of living space
  - Maisonette accomodation, split over two levels
  - Three large bedrooms, and additional storage
  - Off road parking for two vehicles and garage
    - Will be offered with a share of the freehold
- A lovely period home converted into three apartments
  - A large family room with a feature bay window
    - In need of modernisation and updating

Viewing strictly by appointment  
Symonds & Sampson  
01202 843190





Nestled in the desirable Richmond Park Avenue of Bournemouth, this charming duplex apartment offers a unique opportunity for those seeking a property with potential. Boasting a large reception room and three bedrooms, this home provides ample space for comfortable living, with over 1200sqft of space.

Although in need of modernisation, this property exudes character with some delightful features waiting to be restored to their former glory. The off-road parking for two vehicles and a garage is a rare find in this sought-after location, making it convenient for residents and guests alike.

Situated in a period house with just two neighbours, this apartment offers a sense of exclusivity and privacy. Its proximity to amenities and schools adds to the appeal of this property, making it an ideal choice for families.

Offered with a share of the freehold and no forward chain, this apartment presents a fantastic opportunity to create a bespoke living space in a prime location.

The property benefits from a large office room on the ground floor which could double as an overflow bedroom or fantastic storage.

A substantial duplex apartment situated in a highly desirable location. The property has superior size and boasts three bedrooms. This property is set over two floors with split level feature landings.

#### Internally

The property is entered on the ground floor via a shared entrance with stairs leading to the first floor landing. Here there is a ground floor storage/office room which could be used as a bedroom. From the main hall, the large reception room can be found with a feature bay window, the hall gives access to the kitchen/breakfast room with a wide range of floor and eye level storage as well as a good sized bathroom. Staying on the first floor there is further storage and stairs rising to the second floor. From here you will find three bedrooms.

#### Externally

There is a long driveway to the side of the converted home which provides off road parking and access to the garage. There is no further outside space.

#### Services and agents note

The property is currently occupied with a tenant. All mains services  
EPC rating - E  
Council Tax Band - C  
Broadband and mobile phone services available.

The property will be offered with a share of the freehold, a management company will be set up between the three apartments and include the start of a sinking fund and schedule of maintenance. A term has yet to be set, however it is likely to be 125 or 999 years.

Denotes restricted head height

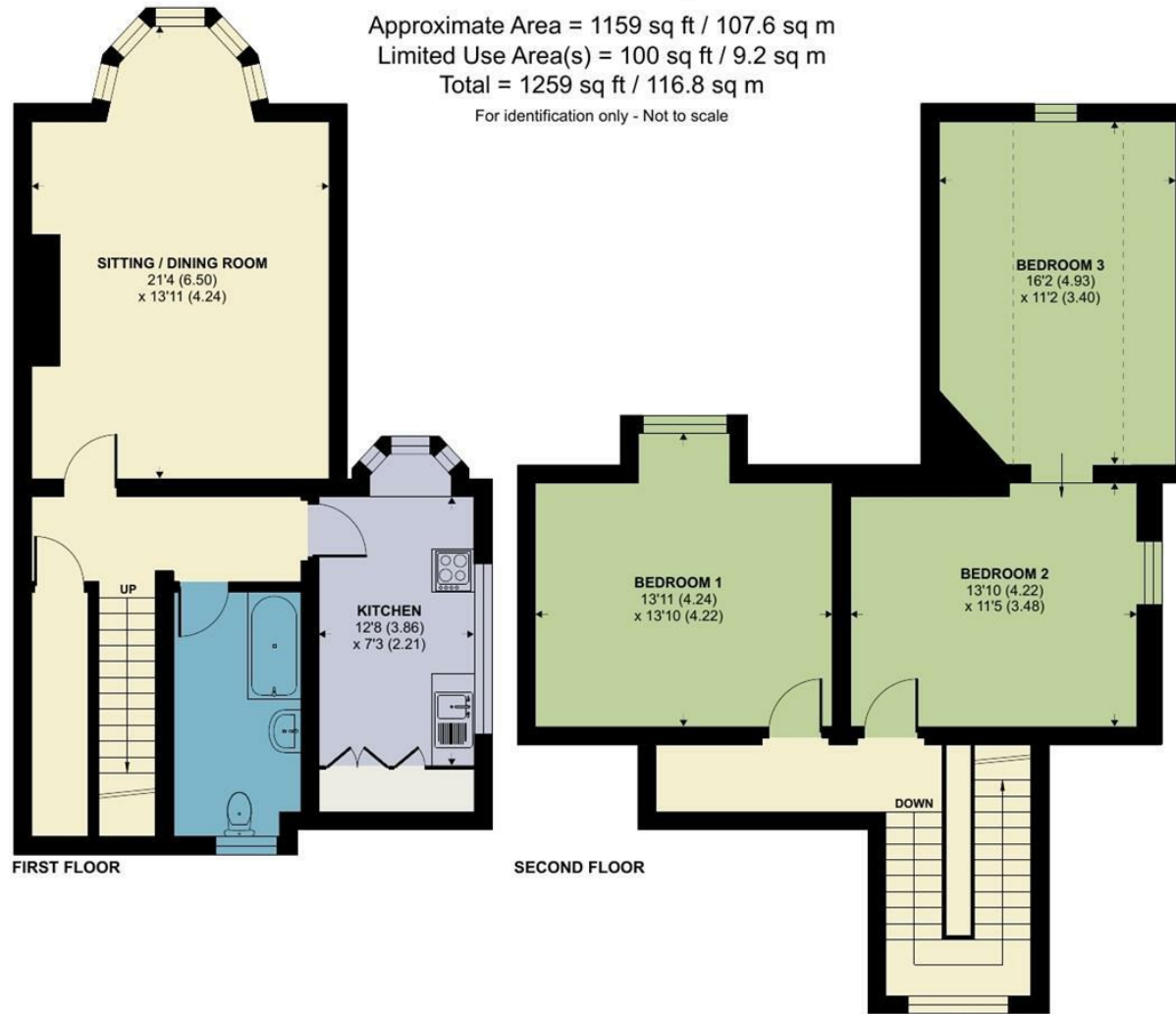
# Richmond Park Avenue, Bournemouth

Approximate Area = 1159 sq ft / 107.6 sq m

Limited Use Area(s) = 100 sq ft / 9.2 sq m

Total = 1259 sq ft / 116.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Symonds & Sampson. REF: 1118096



WIM/NW/MAY24



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