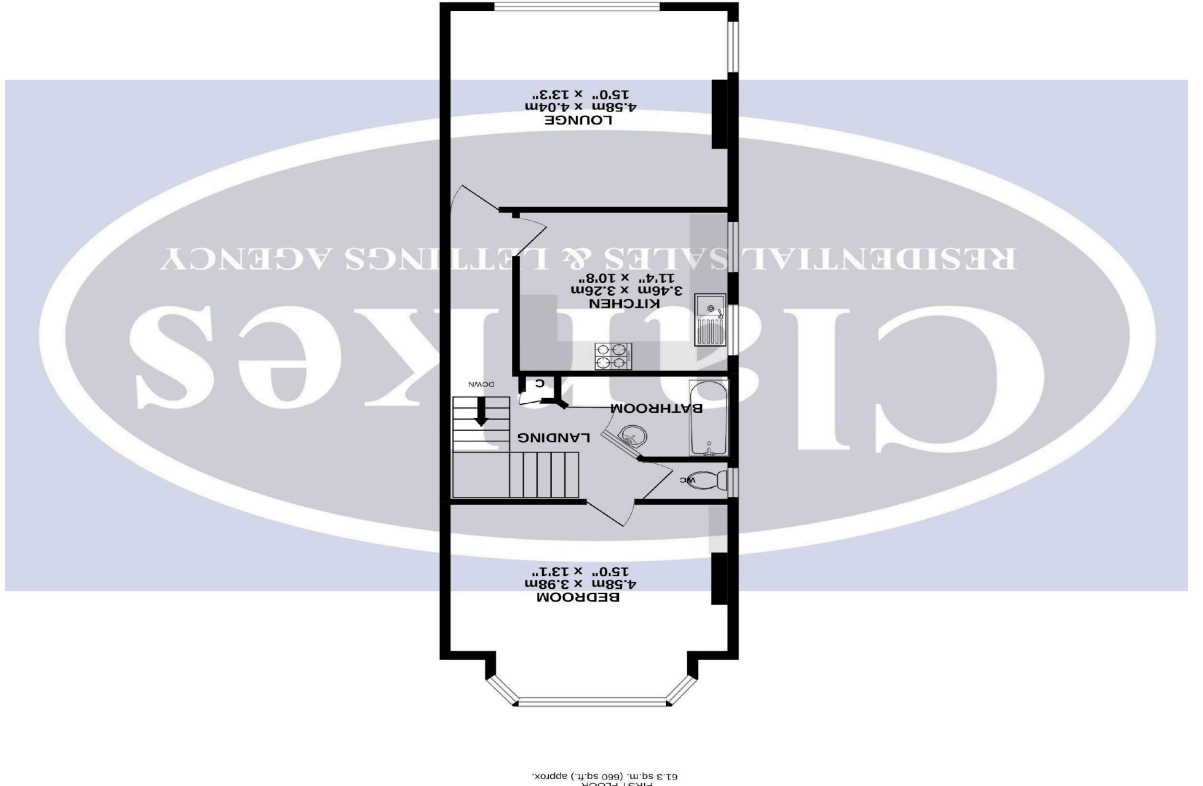


EU Directive 2002/91/EC  
England, Scotland & Wales

Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92-100)	G (1-20)
B (81-91)	F (21-38)
C (69-80)	E (39-54)
D (55-68)	D (55-68)
E (39-54)	C (69-80)
F (21-38)	B (81-91)
G (1-20)	A (92-100)

Current: 76  
Potential: 76



Richmond Wood Road, QUEENS PARK



# Richmond Wood Road, QUEENS PARK



Clarkes are delighted to offer this well presented, one bedroom flat, conveniently located in the popular area of Charminster.

A short walk to Queens Park and Charminster's pubs, shops and restaurants, this

would make a great first time buy.

**Entrance Hall and Landing** Entering the property through the front door, this leads you upstairs into the first floor flat.

The stairs and landing have carpeted floors, painted walls and a textured ceiling with pendant lighting and a radiator.

The landing further benefits a storage cupboard. **Lounge** A bright and spacious lounge, offering a large front aspect, UPVC double glazed window, making the room light and airy.

Further offering a grey carpeted floor and painted walls with picture rails and ceiling with pendant lighting, a radiator, TV and power points.

Finishing the room off with a feature grey wall with a fireplace and electric fire. **Master Bedroom** This roomy double bedroom offers a front aspect, UPVC double glazed large bay window, bringing in lots of natural light.

Further offering a carpeted floor, textured ceiling and painted walls with picture rails, pendant lighting, power and TV point and a built in storage cupboard.

**Kitchen** This ample modern kitchen benefits a side aspect double glazed window, vinyl flooring, textured ceiling with coving and painted walls with white tiled splashbacks. The kitchen comprises, white base and wall units with dark grey laminate worktops, integrated Hotpoint oven, microwave, washing machine and gas hob and space for a fridge freezer and stainless steel sink and drainer.

The kitchen houses a Glow Worm combi boiler.

There is sufficient room for a small table and chairs for dining.

**Cloakroom** A separate WC offering a side aspect obscure double glazed window with vinyl flooring and painted walls and ceiling with pendant lighting.

**Bathroom** The bathroom comprises a white basin, bath with shower enclosure, mixer shower, shower screen and a heated towel rail.

Further offering half tiled walls and textured ceiling with vinyl flooring and a side aspect obscured double glazed window and a ceiling light.

**Outside** Rear Access to the south facing garden is through the side gates, where it is laid to lawn with shrub borders and fencing.

Also offering a garden shed and outdoor tap.

## QUEENS PARK

### GARDEN

Long Lease

112 Years

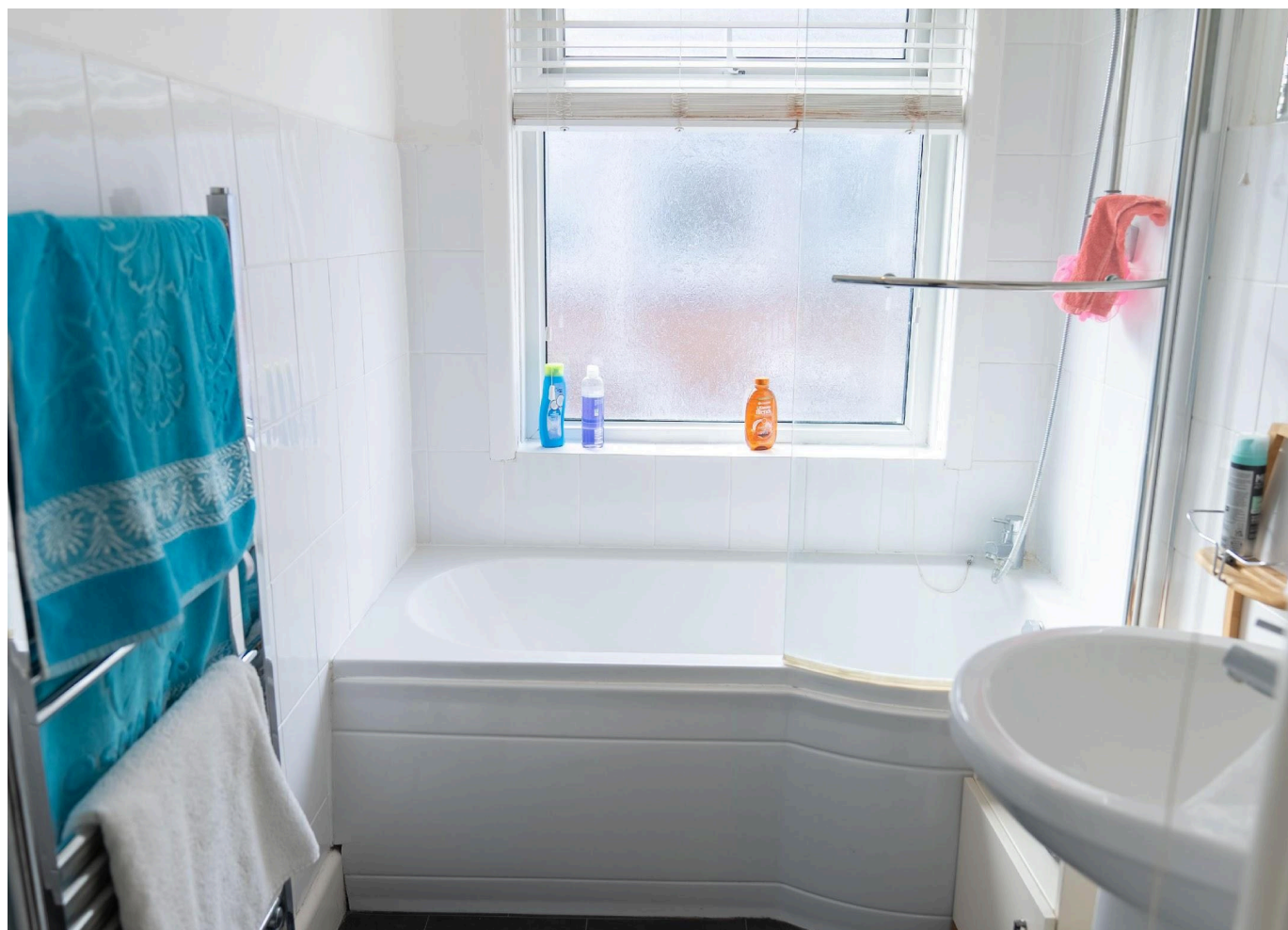
Ground Rent

£200 Per year

Council Tax band B

MODERN & Spacious

Asking Price £210,000



## Clarkes Properties - 696 Wimborne Road, BH9 2EG

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[www.clarkesproperties.co.uk](http://www.clarkesproperties.co.uk)

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