



## Warwick Court

136 Richmond Park Road, Bournemouth, Dorset  
BH8 8TP

Guide Price £175,000

- SPACIOUS APARTMENT
- TWO DOUBLE BEDROOMS
- LOUNGE/DINER
- GARAGE
- LONG LEASE
- NO FORWARD CHAIN
- QUEENS PARK LOCATION
- IDEAL FIRST TIME BUY





## HOUSE & SON

Residential Sales, Lettings, Property Management, Surveys & Valuation. Leading Independent Property Professionals Since 1939.

We are pleased to offer for sale this well-presented two-bedroom second-floor flat, situated within Warwick Court, a purpose-built development conveniently located in the sought-after Queens Park area of Bournemouth. The property benefits from double glazing throughout, a recently installed gas-fired combination boiler, a long lease, and is offered with no forward chain.

Access is via a secure communal entrance, with stairs rising to the second floor. Upon entry, a welcoming reception hallway leads into the heart of the home. The spacious lounge/diner offers ample room for both seating and dining, while the separate kitchen/breakfast room is fitted with a range of base and eye-level units, with space for freestanding appliances and a breakfast table.

There are two bedrooms: a well-proportioned main double bedroom, and a good-sized second bedroom that would also suit. The bathroom is fitted with a white suite comprising a panelled bath with a shower over, wash basin and WC.

Externally, the property benefits from a garage situated within the block, along with access to well-maintained communal grounds and non-allocated residents' parking. The development also features a secure entry system.

Located just a short walk from the local shops and cafés of Charminster, and within easy reach of Winton High Street, the property is well served by regular bus routes, with Bournemouth railway station approximately one mile away, offering direct services to London Waterloo and beyond.

The flat is located within catchment for several well-regarded schools, including:

Queens Park Infant Academy

Queens Park Junior Academy

Bournemouth School

Bournemouth School for Girls (subject to admissions)

With recreational facilities such as Queens Park Golf Course, green spaces, and gym amenities nearby, this property combines comfortable living with convenient access to the best of Bournemouth.

A superb opportunity with no forward chain – early viewing recommended.

#### **COMMUNAL ENTRANCE**

#### **STAIRS TO SECOND FLOOR**

#### **PRIVATE ENTRANCE**

#### **RECEPTION HALLWAY**

12' 4" x 2' 11" (3.76m x 0.89m)

#### **LOUNGE/DINER**

13' 11" x 11' 11" (4.24m x 3.63m)

#### **INNER HALLWAY**

6' 10" x 2' 11" (2.08m x 0.89m)

#### **KITCHEN/BREAKFAST ROOM**

9' 10 max" x 8' 11" (3m x 2.72m)

#### **BEDROOM ONE**

11' 11" x 11' 11" (3.63m x 3.63m)

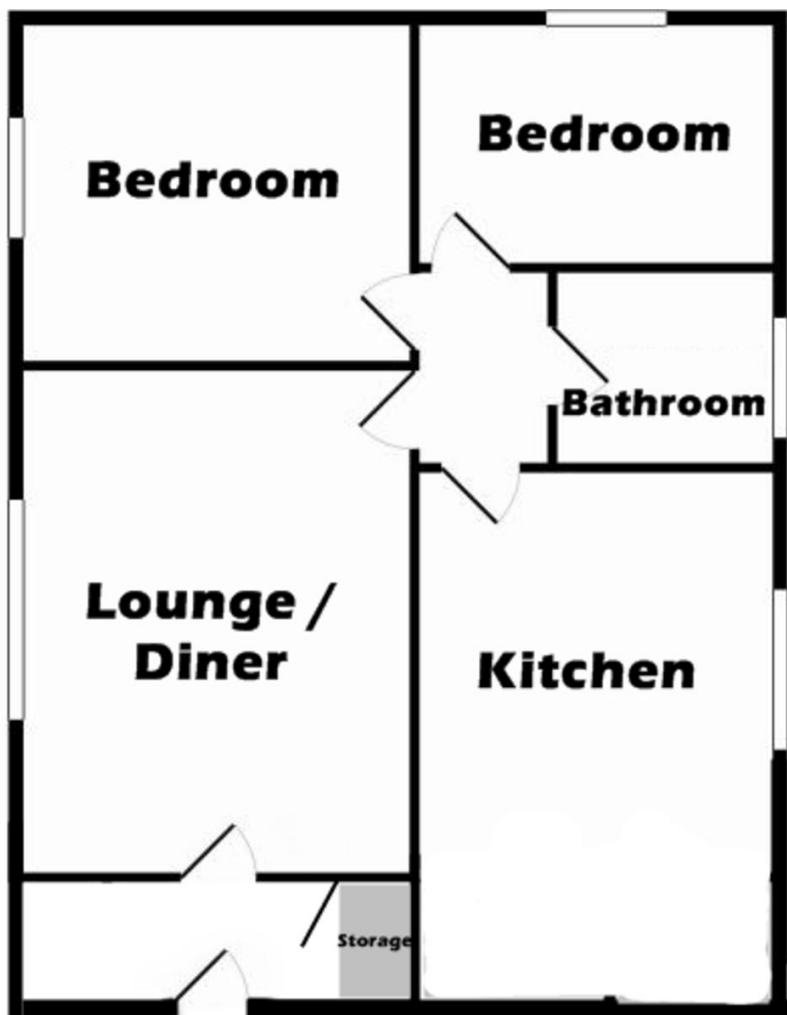
#### **BEDROOM TWO**

8' 11" x 8' 11" (2.72m x 2.72m)

#### **BATHROOM**

6' 10" x 5' 8" (2.08m x 1.73m)





### COUNCIL TAX BAND

Tax band

### TENURE

Leasehold

### LOCAL AUTHORITY

BCP

English | [Cymraeg](#)

### Energy performance certificate (EPC)

Flat 11 Wernick Court 136, Richmond Park Road BOURNEMOUTH BH9 8TP	Energy rating <b>D</b>	Valid until 13 April 2026
		Certificate number 8776-6038-9740-7657-8996

Property type	Top-floor flat
Total floor area	65 square metres

### OFFICE

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