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house & son



**Richmond Park Road, Bournemouth, BH8 8UA**  
**£179,995**

HOUSE & SON, \*PURPOSE BUILT GROUND FLOOR FLAT, \*TWO DOUBLE BEDROOMS, \*LOUNGE, \*MODERN KITCHEN,  
\*LEVEL WALK TO SHOPS AND FACILITIES, \*ALLOCATED OFF ROAD PARKING, \*IDEAL FTB OR BTL.





# Richmond Park Road, Bournemouth, BH8 8UA

## HOUSE & SON

An easy living, or investment. Low maintenance purpose built, two-bedroom, ground floor apartment. The property benefits from being fully double-glazed, having level access and gas-fired central heating. Located in the popular BH8 postcode area this property is in close proximity to local transport links, shopping, parks and schools. Additionally, Bournemouth train station, Winton, Bournemouth University and Arts University are all but a short cycle away.

## COMMUNAL ENTRANCE

Accessed via double-glazed door, secure intercom entry system.

## COMMUNAL HALLWAY

Access to all floors and leading to private entrance.

## ENTRANCE HALLWAY

Communicating hallway providing access to all principal rooms, storage cupboard housing electrical consumer unit, radiator and a smooth plastered ceiling.

## LOUNGE

13' 8" x 9' 8" (4.17m x 2.95m)

Two UPVC double glazed windows to the front, double radiator, multiple socket points, TV aerial point, smooth and coved ceiling.

## KITCHEN

6' 11" x 6' 3" (2.11m x 1.91m)

Stainless steel one-and-a-half bowl sink unit with drainer to the side, inset into roll top work surfaces, with a range of base units under, including integrated electric fan oven with a four ring gas hob and stainless steel chimney filter hood over. Space for a washing machine and fridge/freezer. Matching wall mounted units. UPVC double glazed window to the front, wall mounted gas fired combination boiler, tiled splashback, vinyl flooring and a smooth plastered ceiling.

## BEDROOM ONE

9' 8" x 8' 9" (2.95m x 2.67m)

UPVC double-glazed window to the side, with the radiator underneath and a smooth plastered ceiling.

## BEDROOM TWO

9' 8 into door recess" x 6' 7" (2.95m x 2.01m)

UPVC double-glazed window to the side with a radiator underneath, smooth plastered ceiling.

## BATHROOM

7' 8" x 5' 7" (2.34m x 1.7m)

A white three-piece suite comprising bath with side and end panels, glass shower screen to the side, with chrome mixer tap over and shower attachment over.



1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Property Details	
Property Type	Ground Floor Flat
Total Floor Area	43 square metres