



EDWARDS
ESTATE AGENTS

RICHMOND
GATE

RICHMOND HILL GATE
BOURNEMOUTH, BH2 6LT



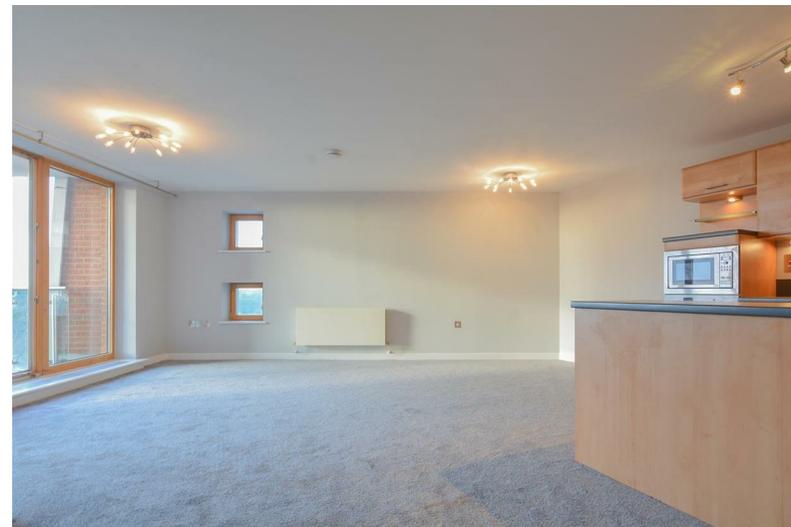
GUIDE PRICE £228,000

- 6TH FLOOR TOWN CENTRE APARTMENT
- OPEN PLAN KITCHEN/DINING/SITTING ROOM
- 2 DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM TO THE MASTER
- WESTERLY FACING BALCONY
- FAR REACHING VIEWS
- VIDEO ENTRY PHONE SYSTEM
- SECURE PRIVATE GATED PARKING
- AWARD WINNING SANDY BEACH & PIER APPROX. ½ MILE AWAY
- GOOD COMMUTER LINKS

This apartment commands fantastic and interesting far reaching westerly views over Bournemouth toward Westbourne. Features include two well-proportioned double bedrooms, the master encompassing a generous built-in wardrobe and ensuite shower room, a westerly facing balcony, a modern family bathroom, video entry phone system and secure parking.

The property further benefits from a fitted kitchen with oven, hob, filter hood, dishwasher, washer / dryer and fridge and freezer. The double aspect open plan kitchen/dining/living room offers a very light and spacious living space. This apartment and main balcony are perfectly positioned to enjoy the summer firework displays at Poole Quay.

Richmond Hill Gate is a Town Centre development of ninety apartments. It dominates a position at the top of Richmond Hill allowing this apartment superb elevated views of



Bournemouth, the sea and beyond. Bournemouth's famous award winning sandy beach and Pier are approximately half a mile away with the train and bus station being within one mile.

Additional Information

Agents Note: The vendor has never occupied the residence and has limited knowledge of the apartment – we recommend anybody interested to do their own research

Energy Performance Rating: B

Council Tax Band: D

Tenure: Leasehold – 125 with 103 years approximately remaining

Annual Ground Rent: £275 approx which does increase

Annual Service Charge £2,946 approx

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Communal car park allocated space

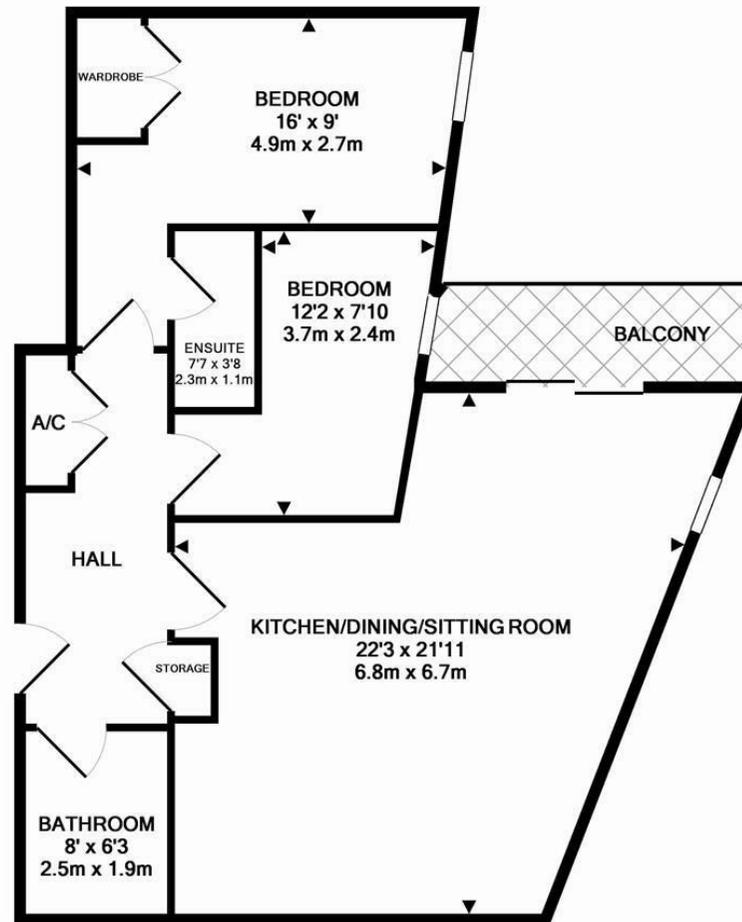
Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website

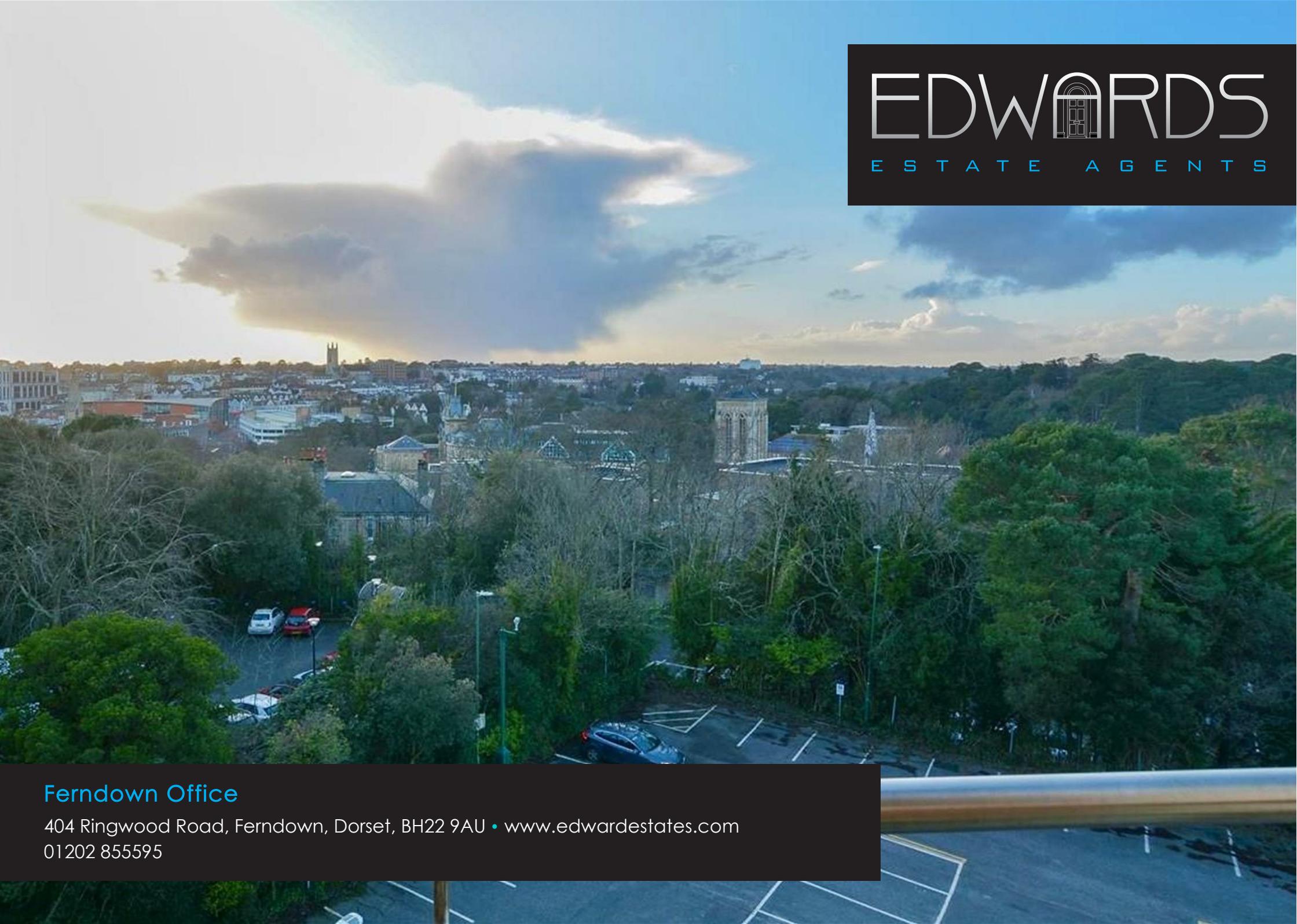




TOTAL APPROX. FLOOR AREA 842 SQ.FT. (78.2 SQ.M.)

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Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595