



Estate Agents



Auctioneers

# Richmond Gate, Richmond Hill Drive, Bournemouth, Dorset, BH2 6LT

**Guide Price £250,000 – Leasehold**

**Modern Town Centre Sixth Floor Apartment | Secure Gated Entrance | Excellent Town Centre Location | Lift To All Floors  
Hallway | Open Plan Kitchen & Living Room with Balcony | Master Bedroom With Ensuite & Balcony | Second Bedroom  
Bathroom | Allocated Parking | No Chain**

Discover the elegance of Richmond Gate, nestled atop Richmond Hill in the heart of Bournemouth. This distinguished landmark offers a fantastic living experience on the sixth floor, featuring breathtaking views, modern amenities and sophisticated design. Richmond Gate's prestigious address places you within easy reach of Bournemouth's award-winning beaches, mainline train station, scenic coastal walks, and an excellent selection of restaurants, cafés, and everyday amenities. Residents benefit from secure entry, well-maintained communal areas, and lift access to all floors, ensuring both convenience and peace of mind.

The apartment opens into a spacious entrance hallway with excellent built-in storage and access to all principal rooms. At the heart of the home is an impressive dual-aspect open-plan living area measuring approximately 22ft x 12ft, filled with natural light from large picture windows and sliding doors leading onto a private balcony with far-reaching views across Bournemouth and beyond.

The contemporary kitchen is fitted with a stylish range of modern wall and base units with integrated appliances. The principal bedroom benefits from its own en-suite shower room and direct access to the rear balcony, while the second bedroom features fitted wardrobes and large windows. A modern bathroom completes the accommodation with a three-piece suite comprising bath with shower, WC, and wash basin.

Additional features include triple glazing, electric central heating, and an allocated parking space, making this an exceptional home in one of Bournemouth's most desirable locations.

Properties of this calibre in such a sought-after setting are rarely available. Contact us today to arrange your viewing and experience the lifestyle Richmond Gate has to offer.

Tenure: Leasehold

Service Charge: £1,471.90 approx. (paid half-yearly)

Council Tax Banding: E

EPC Rating: 80 | C







Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Richard Godsell – Estate Agents – Auctioneers**

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