

Connells

Fairways Richmond Park Road
Bournemouth

Fairways Richmond Park Road
Bournemouth BH8 8TL

for sale
£225,000







Property Description

Situated in a sought-after residential location, this spacious two-bedroom ground floor flat offers well-proportioned accommodation throughout and benefits from direct access to attractive communal gardens via sliding patio doors.

The property features a generous living/dining room, providing an excellent space for both relaxation and entertaining, with large sliding doors allowing plenty of natural light to flood the room while offering seamless access to the well-maintained communal grounds. A separate fitted kitchen provides ample storage and workspace, whilst both bedrooms are of a good size, making the property suitable for a range of purchasers including first-time buyers, downsizers and investors alike.

The accommodation is complemented by a bathroom and ample storage, with the ground floor position offering ease of access and convenience.

Externally, residents can enjoy the communal gardens, creating a pleasant outdoor environment ideal for relaxing during the warmer months. The property is conveniently located within easy reach of Bournemouth Town Centre, main transport links, local amenities and the beautiful award-winning beaches.

An ideal opportunity to acquire a spacious ground floor apartment in a popular location, offering comfortable living with the added benefit of direct garden access.

Entrance Hall

Laminate floorng, storage cupboard, rear aspect double glazing.

Lounge

French doors from Hallway, radiator, laminate flooring, french doors to communal garden.

Kitchen

Wall mounted combination boiler, side aspect double glazing, white wall and base units, laminate flooring, electric hob and oven, washing machine with plumbing, tiled over counter.

Landing

Airing cupboard, radiator, laminate flooring.

Bedroom 1

Front aspect double glazin, radiator below, laminate flooring, built in storage cupboard.

Bedroom 2

Side aspect double glazing, radiator below.

Bathroom

Side aspect double glazing, four piece family bathroom with shower, tiled flooring, half tiled walls, WC and wash hand basin.

Communal Garden

Communal lawn space.

Parking

One allocated space in front of the designated garage.

Garage

Up and over lockable door.

Agents Notes

Tenure:

Share of Freehold

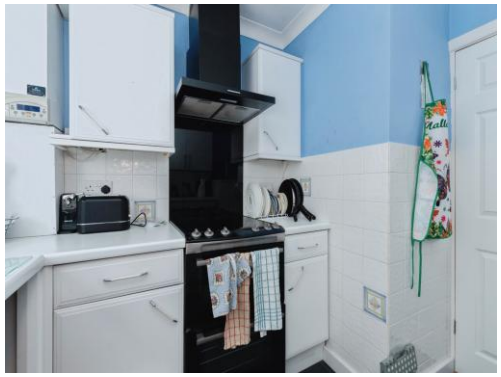
Lease: 999 years from 24th of June 1966 (Approx. 939 years remaining on the lease)

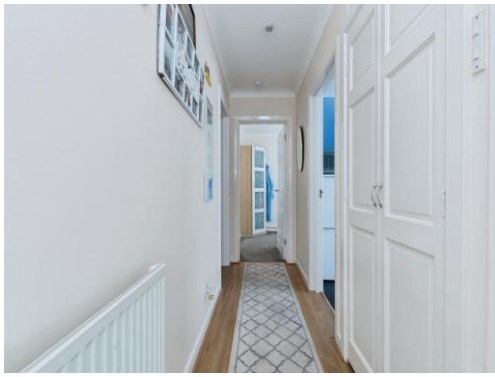
Ground Rent: £0 per annum

Service Charge: £2400 per annum

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







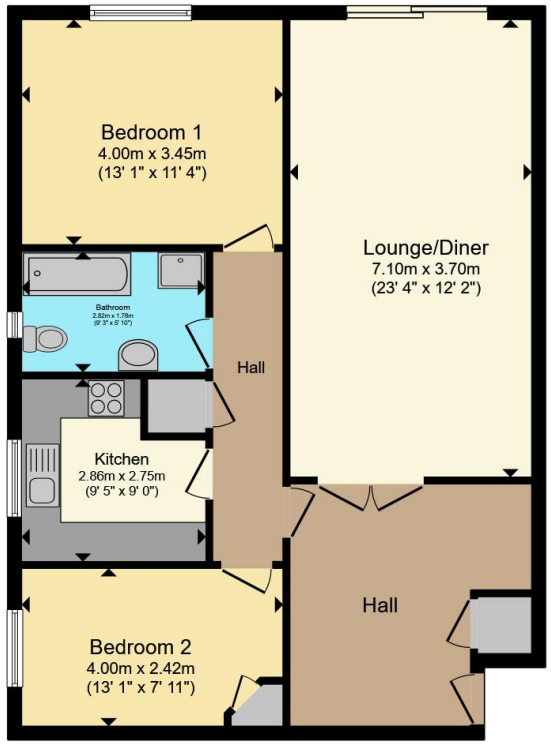












Total floor area 83.4 m² (898 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01202 525 411
E winton@connells.co.uk

689 Wimborne Road
BOURNEMOUTH BH9 2AT

EPC Rating: C

Council Tax Band: B

Service Charge: 2400.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WIN307955

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1966. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.