





Flat (EPC Rating: B)

FLAT 33 RICHMOND GATE 1 RICHMOND HILL DRIVE, BOURNEMOUTH, DORSET, BH2 6LT

Offers In The Region Of

£255,000

FEATURES

- Two double bedrooms with fitted wardrobe storage
- Separate bathroom with a bath and shower over
- Bright open-plan kitchen, dining and living space
- Principal bedroom with an en-suite shower room
- Two private balconies with elevated views

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Whites Estates
Bill Atherton Estate Agents

2 Bedroom Flat located in Bournemouth

Whites Estates are delighted to offer this Beautifully Presented Two-Bedroom Apartment with two private balconies, far-reaching views and beautifully presented interiors, this appealing two-bedroom apartment brings together generous glazing, practical storage and a sociable open-plan layout.

The building makes a welcoming first impression, with a distinctive communal entrance featuring glass-block walls, tiled flooring and recessed lighting. Carpeted communal corridors and a passenger lift complete the approach to the apartment.

Inside, the entrance hallway introduces the home's understated finish, with neutral decoration, pale flooring and timber internal doors. Built-in cupboards provide useful storage, helping keep the living accommodation uncluttered.

The heart of the apartment is its bright open-plan kitchen, dining and living room. Large windows and glazed balcony doors draw in natural light, while pale wood-effect flooring creates a consistent finish throughout the space. The layout accommodates a comfortable lounge area alongside a dining setting, making it equally suited to quiet evenings and entertaining friends.

The kitchen is fitted with an extensive range of white wall and base units, complemented by contrasting worktops, metallic handles and a stainless-steel splashback behind the gas hob. A matching extractor hood, integrated oven and microwave complete the cooking area, while a dishwasher and washing machine add everyday convenience. A glass-block feature introduces additional character and light.

Two balconies extend the living experience outdoors. With covered overhead areas and glass-panel balustrades, they provide space for seating and an elevated outlook across the surrounding neighbourhood towards mature trees. One is currently arranged with artificial grass and relaxed outdoor seating, illustrating its potential as an inviting spot for morning coffee or an evening drink.

Both bedrooms are doubles, finished in a light, neutral palette and benefiting from tall windows. Fitted wardrobes provide valuable storage, while the current arrangement also demonstrates space for a desk or dressing area-useful for buyers wanting somewhere to work from home.

The principal bedroom benefits from an en-suite shower room with an enclosed shower cubicle, washbasin and WC. A window provides natural light, and a chrome towel rail completes the room.

The separate bathroom features a white suite comprising a bath with a shower over and glass screen, washbasin and WC. Pale wall tiling, a mirrored cabinet, recessed lighting and a chrome towel rail create a smart, coordinated finish.

With two double bedrooms, two bathrooms and two balconies, this apartment offers a particularly appealing balance of indoor and outdoor space. Its bright presentation, practical layout and elevated views make viewing highly recommended.

Property Information

- Tenure: Leasehold.
- Lease remaining: Approximately 108 years
- Maintenance/service charge: Approximately £2,800
- Ground rent: £260 p/a
- Parking arrangements: One space Included
- EPC rating: E (as of 23rd October 26)
- Council tax band: B (as of 23rd October 26)
- Location - Bournemouth Town Centre & Coast

Situated on Richmond Hill Drive, the apartment is well placed to enjoy Bournemouth's town-centre amenities and coastal lifestyle. Shops, cafes, bars and restaurants are readily accessible, while the nearby Lower Gardens provide an attractive route through to

Bournemouth Pier and the sandy beach-ideal for seaside walks, morning coffee or relaxed afternoons by the water.

• For leisure and entertainment, the town centre offers plenty of choice, including the BH2 complex with its ODEON cinema, restaurants and activities. The combination of gardens, shopping and seafront attractions makes this a convenient base for enjoying Bournemouth throughout the year.

• Transport connections include Bournemouth railway station, offering services to London Waterloo, Southampton, Poole and Weymouth. Town-centre bus services provide further links across Bournemouth and neighbouring areas, including Westbourne, Poole, Boscombe and Southbourne.

• Local schooling includes St Michael's Church of England Primary School on Somerville Road. Buyers should confirm current catchment arrangements and availability directly with the school or local authority.

These particulars do not form part of, or constitute, an offer or contract.

The measurements provided are for guidance purposes only and may not be entirely accurate.

Prospective buyers are advised to verify the measurements before incurring any expenses.

Whites Estates has not conducted tests on any apparatus, equipment, fixtures, fittings, or services. It is the responsibility of the buyers to assess the working condition of all appliances.

Whites Estates has not undertaken the verification of the property's legal title. Buyers must seek verification from their solicitor.

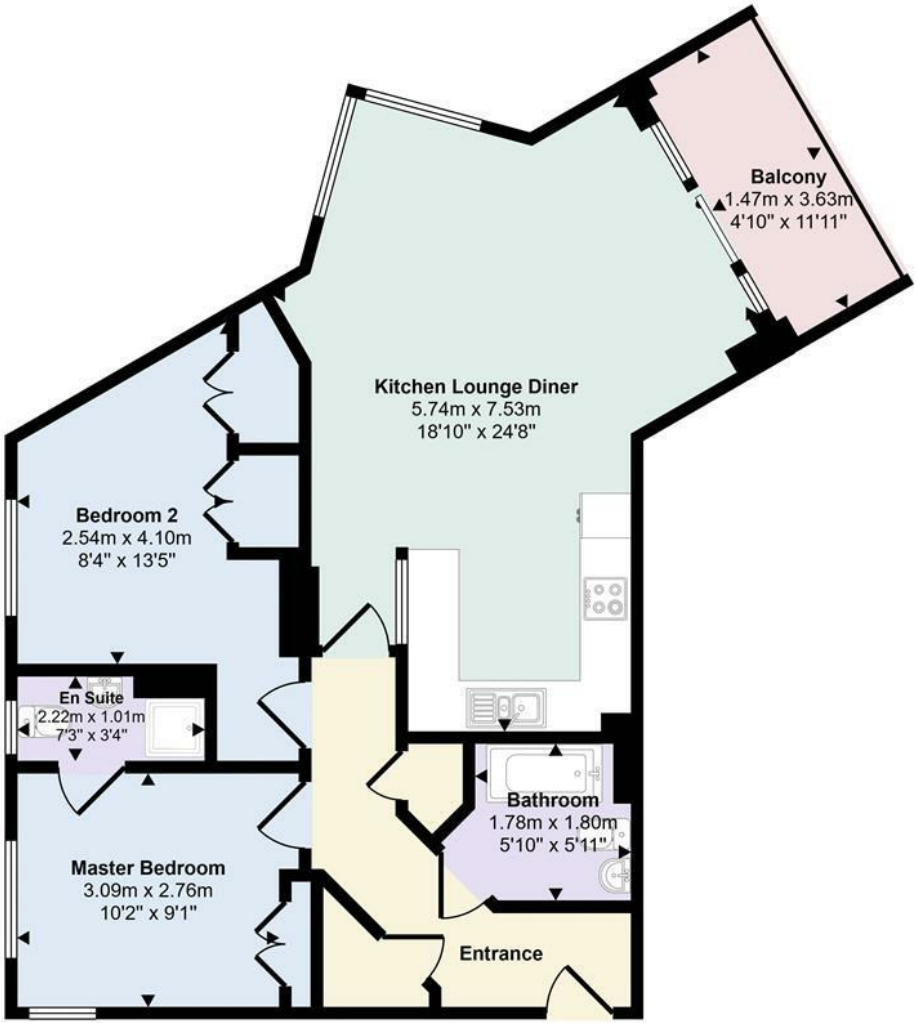








Approx Gross Internal Area
70 sq m / 750 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

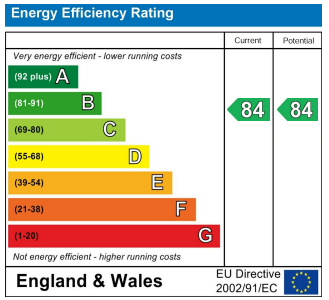
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Council Tax Band

B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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