
Estate Agents
RICHARD GODSELL
Est.1928
Auctioneers

Fairways, Richmond Park Road, Queens Park, Bournemouth, Dorset, BH8 8TL
Guide Price £225,000 – Share of Freehold

Spacious Two-Bedroom Ground Floor Apartment | Communal Entrance | Hallway | Open Plan Reception Room
Two Double Bedrooms | Fitted Kitchen | Modern Bathroom | Garage | Share of Freehold

A beautifully presented and generously proportioned two-bedroom ground floor apartment, ideally situated within a well-maintained 1960s development and offered with the benefit of a garage and share of the freehold. The property is conveniently located close to a main bus route, providing easy access into Bournemouth town centre, with its excellent range of shops, cafés, restaurants, bars and entertainment. The town's award-winning Blue Flag sandy beaches are also within easy reach. The apartment offers bright and spacious accommodation throughout.

The welcoming reception room features sliding patio doors opening directly onto the well-tended communal grounds, providing a pleasant outlook and excellent natural light. Being situated on the ground floor, the property benefits from particularly convenient access to the communal gardens, making the outside space easily accessible and ideal for enjoying the well-maintained grounds.

There are two generous double bedrooms, a modern fitted kitchen with a good range of wall and base units, and a contemporary bathroom benefiting from a four-piece suite. Further benefits include UPVC double glazing and gas-fired central heating.

Externally, the development enjoys attractive and well-maintained communal gardens, with the ground floor position providing easy and convenient access to these shared outdoor areas. The property also benefits from a garage situated within a nearby block.

The property is offered with a share of the freehold and has approximately 939 years remaining on the lease. The service charge is approximately £1,192.87 every six months. An internal viewing is highly recommended to appreciate the spacious accommodation, excellent presentation, ground floor convenience and desirable location this property has to offer.

Tenure: Share of Freehold
EPC Rating: 71 | C
Council Tax Banding: B











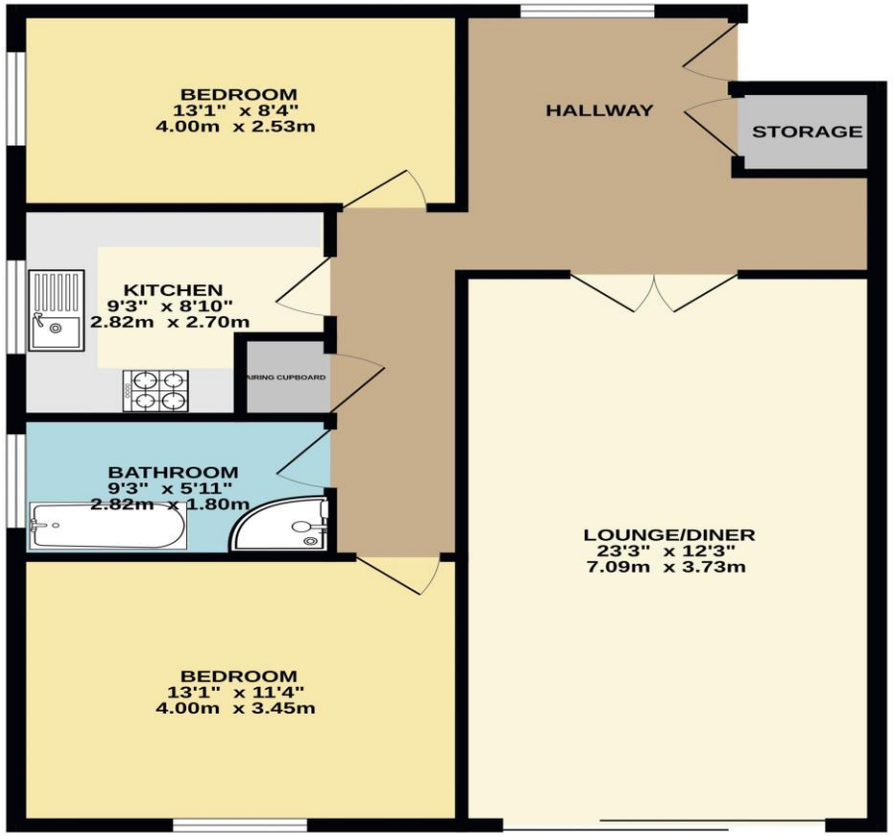








GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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