

Roberts

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PURPOSE BUILT FLAT

£199,950



Mulberry Court, 132 Richmond Park Road, Bournemouth, BH8 8TD

- * MODERN SECOND FLOOR PURPOSE BUILT FLAT ***
- * TWO BEDROOMS * 14ft x 12ft SOUTHERLY LOUNGE ***
- * 14ft KITCHEN / DINER * MODERN BATHROOM & EN-SUITE SHOWER ***
- * ALLOCATED OFF ROAD PARKING SPACE * GCH & UPVC D/G ***
- * WELL PRESENTED THROUGHOUT * SHARE IN THE FREEHOLD ***
- * OFFERED WITH VACANT POSSESSION & NO FORWARD CHAIN ***

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

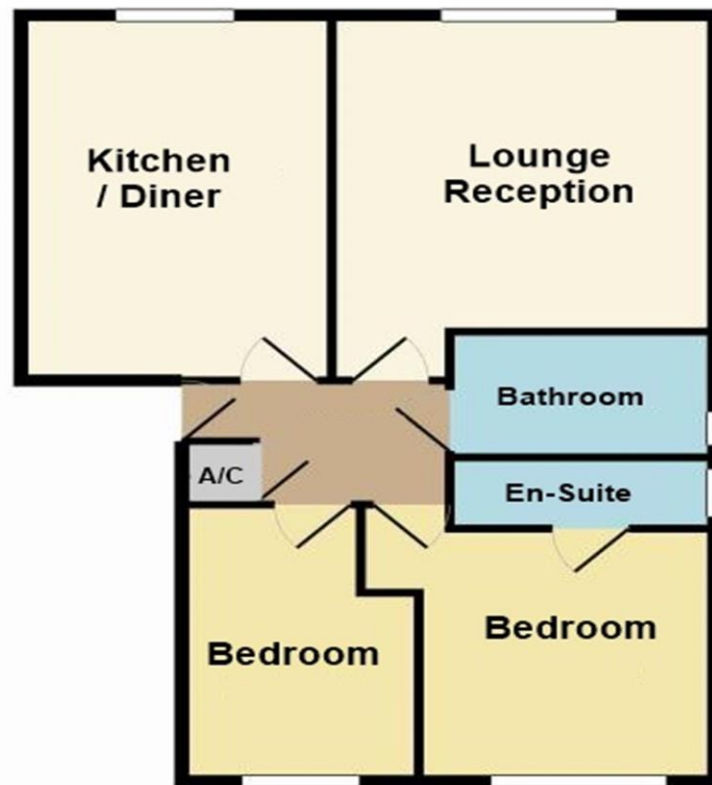
Mulberry Court, 132 Richmond Park Road, Bournemouth, BH8 8TD:

Communal entrance leading to stairs and landings, the flat lies on the second (top) Floor.
Front door leads into:

<u>Entrance Hallway:</u>	<u>9' 5 x 6' 4 / 2.87m x 1.93m (approx')</u> . Having plain coved ceiling, ceiling light point and mains wired smoke detector. Airing cupboard housing jacketed hot water cylinder tank with shelved storage over. Single panelled radiator and hatch providing access to loft. Entry phone.
<u>Kitchen / Diner:</u>	<u>14' 8 x 9' 5 / 4.47m x 2.87m (approx')</u> . Having plain ceiling with recessed down lighting. UPVC double-glazed window to front aspect. A range of wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap. Integrated stainless steel electric oven with stainless steel four-burner gas hob and cooker hood over. Wall mounted gas central heating boiler. Space and plumbing for washing machine, space for fridge/freezer and splash back tiling. Double panelled radiator. Cupboard housing electrics and consumer unit.
<u>Lounge Reception:</u>	<u>14' 2 x 12' 7 / 4.31m x 3.83m (approx')</u> . Having plain ceiling with ceiling light point. UPVC double glazed window to front aspect. Double panelled radiator. Television / media point.
<u>Bedroom One:</u>	<u>12' 5 x 11' / 3.78m x 3.35m (approx')</u> . Having plain ceiling with ceiling light point. UPVC double glazed window to rear aspect. Double panelled radiator. Access to:
<u>En-Suite:</u>	Having plain ceiling with recessed low level down lighting and frosted UPVC double-glazed window to side aspect. Fully tiled shower cubicle with fitted thermostatic shower valve. Pedestal wash hand basin with mixer tap and low-level WC. Single panelled radiator and splash back tiling.
<u>Bedroom Two:</u>	<u>11' 2 x 7' 9 / 3.4m x 2.36m (approx')</u> . Having plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.
<u>Bathroom:</u>	<u>8' 7 x 5' 2 / 2.61m x 1.57m (approx')</u> . Having plain ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect. Panelled bath with shower mixer tap over and low level WC. Pedestal wash hand basin and mixer tap. Splash back tiling and single panelled radiator.
<u>Outside:</u>	The property sits in well-presented communal grounds with one allocated parking space conveyed to the property. Bin store and cycle store area.
<u>Tenure:</u>	Leasehold with a share in the freehold
<u>Maintenance:</u>	£1,314.76 per annum *2 Flats within the development have not bought a share in the freehold. As such, these two properties pay ground rent to the flat owners that have bought into the freehold. Therefore £173.85 is credited against the maintenance charge which brings the total charge down from £1,314.76 to £1,140.91 per annum
<u>Ground Rent:</u>	Nil



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Floor Area Approx' 628 Sq'Ft (58.3 Sq' M)

