slades estateagents

146 Richmond Park Road

Charminster, Bournemouth, BH8 8TW

Offers In Excess Of £160,000

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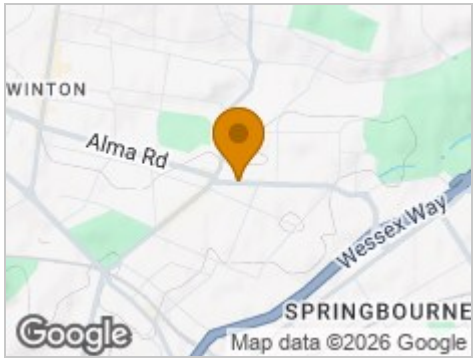
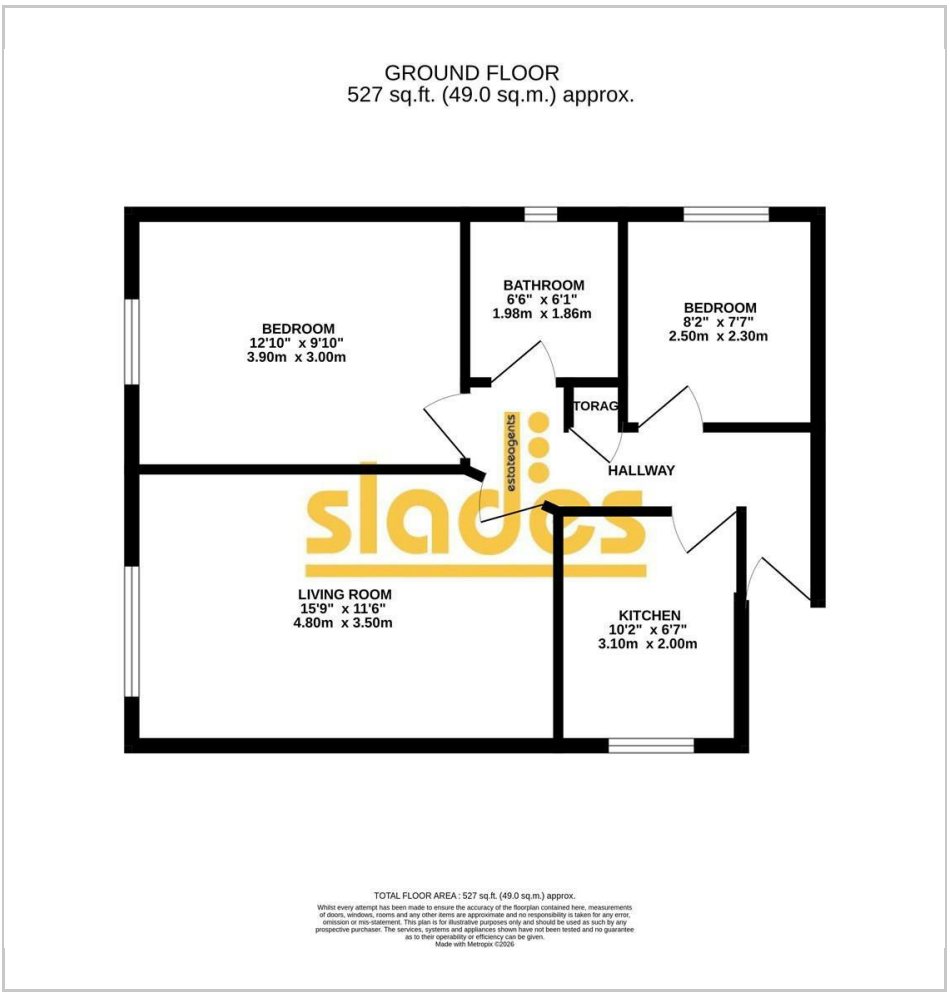
Road Map

Hybrid Map

Terrain Map



Floor Plan

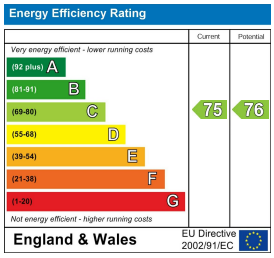


- Well presented First Floor Flat in BH8
- 2 bedrooms
- Newly decorated and carpeted
- Spacious Lounge
- Modern kitchen
- Family bathroom
- Off road parking
- No chain

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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**** NO FORWARD CHAIN ** A well presented, bright, spacious and airy 2 BEDROOM first floor apartment with PARKING in this convenient location close to all amenities.**

The accommodation with approximate room sizes comprises of a side entrance door with door entry phone and well presented communal areas with stairs to the first floor.

LOBBY AREA
with storage cupboard and further door into flat 4.

ENTRANCE HALL
with coved ceiling, light fitting, smoke alarm, door entry phone and wall thermostat for central heating control. Convection radiator with thermostatic valve and airing cupboard with radiator and slated shelving providing airing space. Doors to

LIVING ROOM
having a coved and textured ceiling and central light fitting, convection radiator and uPVC double glazed window to the rear elevation.

KITCHEN
having a textured ceiling with strip light, extractor unit and uPVC double glazed window to the side elevation. Convection radiator with thermostatic valve. Extensive range of recently updated wall and base level cabinets with rolled edge working surfaces and tiled splashbacks incorporating a single drainer stainless steel sink with chrome mixer tap over. Four burner gas hob and built in under counter oven. Space and plumbing for washing machine and space for full height freestanding fridge freezer. Wall hung 'Glowworm' gas central heating boiler.

BEDROOM ONE
having a textured ceiling with central light fitting, convection radiator with thermostatic valve and uPVC double glazed window to the rear elevation.

BEDROOM TWO
having a textured ceiling with central light fitting, convection radiator and uPVC double glazed window to the side elevation.

BATHROOM
having a textured ceiling with central light fitting, extractor unit and frosted glazed uPVC window to the side elevation. White suite comprising of a panel enclosed bath with hand grips and chrome mixer taps and shower attachment over with folding shower screen. Low level WC, and pedestal wash hand basin. Convection radiator. Light shaver point and part tiled walls.

OUTSIDE
Henley Court sits within a good sized plot with parking to both front and the rear elevations of the property. There are clothes drying areas discreetly situated alongside the property.

TENURE & COSTS
We understand that this property has an extended lease of approximately 180 YEARS, there is ZERO ground rent payable and the current maintenance charge is approximately £165.69 a month.

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