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PURPOSE BUILT FLAT

£160,000









Edward Court, 151 Richmond Park Road, Bournemouth, Dorset, BH8 8UA

- First Floor Purpose Built
- 53 Sq'Metres / 570 Sq'Ft
- Lounge / Kitchen / Diner
- Two Bedrooms
- Well-Presented Bathroom
- Parking Bay Visible from Flat
- No Forward Chain

- Leasehold
- 105-Year Lease
- Maintenance £1750pa
- Ground Rent £600pa
- GCH & UPVC DG
- EPC B-Rated
- Council Tax Band B

158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955

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.

Edward Court, 151 Richmond Park Road, Bournemouth, Dorset, BH8 8UA:

Communal entrance leading to stairs and landings, the flat lies on the first floor. Front door leads into:

Entrance Hallway: Plain corniced ceiling with ceiling light point and mains wired smoke detector. Entry phone receiver, alarm panel, single panelled radiator and central heating thermostat. Fitted linen cupboard with heater and housing electric meter/RCD.

Open Plan Lounge & Kitchen / Diner: **17' 7 x 14' 8 / 5.36m x 4.47m (approx').** Plain corniced ceiling with recessed low level down lighting to kitchen area and two ceiling light points to lounge area. Two south facing UPVC double-glazed windows to rear aspect. Two double panelled radiators and TV/media point.
Kitchen area having a range of wall units with underlighting. Base mounted units with granite work surfaces partly arranged as a breakfast bar. One-and-a-quarter bowl single drainer sink unit with mixer tap. Integrated stainless steel electric oven with four burner gas hob, splash back and cooker hood. Space for under counter fridge and freezer. Space and plumbing washing machine. Cupboard housing gas central heating combination boiler. Wood laminate flooring zoning the kitchen area

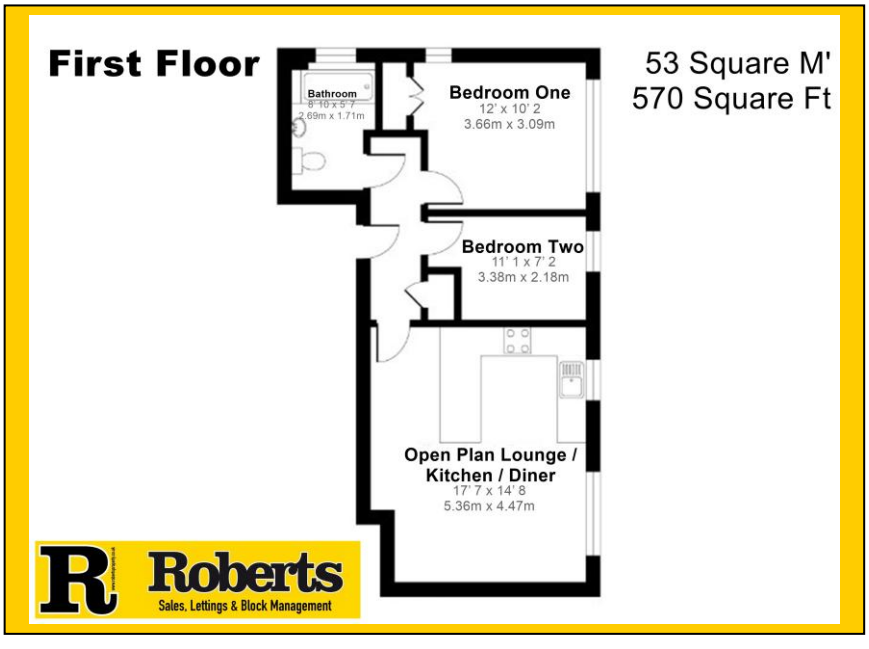
Bedroom One: **12' x 10' 2 / 3.66m x 3.09m (approx').** Plain corniced ceiling with ceiling light point. UPVC double glazed window to rear (southerly) aspect with additional side aspect frosted UPVC double-glazed window. Double panelled radiator and TV point. Fitted wardrobe with hanging rail and overhead storage.

Bedroom Two: **11' 1 x 7' 2 / 3.38m x 2.18m (approx').**
Plain corniced ceiling with ceiling light point. UPVC double glazed window to rear (southerly) aspect, single panelled radiator and TV point.

Bathroom: **8' 10 x 5' 7 / 2.69m x 1.71m (approx').** Plain corniced ceiling with recessed down lighting and fitted extractor fan. Frosted UPVC double-glazed window to side aspect. Shower bath with fitted glass shower screen, mixer tap and thermostatic shower valve. Pedestal wash hand basin and mixer tap. Low level W.C, tiled walls, tiled flooring and shaver point. Chrome ladder style heated towel rail.

Outside: One allocated off road parking space located to the rear of the building and visible from the windows of the flat. The property sits in well-presented and well-maintained communal grounds with cycle and bin stores.

Tenure: Leasehold. Remainder of a 105-year lease remaining
Maintenance: £ 1,750 per annum **Ground Rent:** £600 pa
Council Tax: Band B













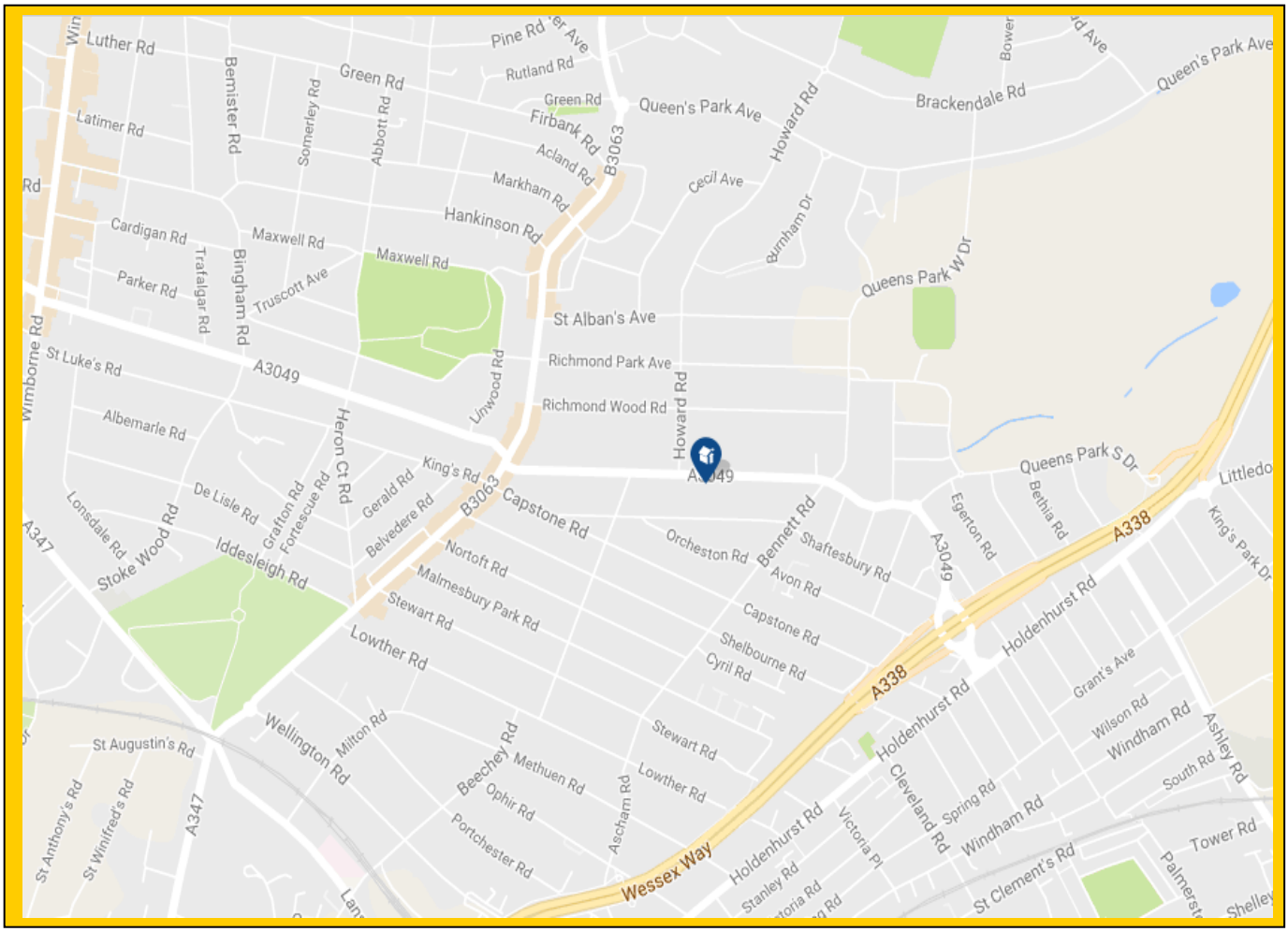











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Somerley Rd
Green Rd
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Pine Rd
Rutland Rd
Green Rd
Queen's Park Ave
Howard Rd
Brackendale Rd
Queen's Park Ave
Latimer Rd
Firbank Rd
B3063
Acland Rd
Markham Rd
Cecil Ave
Hankinson Rd
Durnham Dr
Cardigan Rd
Maxwell Rd
Trafalgar Rd
Bingham Rd
Truscott Ave
Maxwell Rd
Parker Rd
Queens Park W Dr
St Alban's Ave
Wimborne Rd
St Luke's Rd
A3049
Linwood Rd
Richmond Park Ave
Richmond Wood Rd
Howard Rd
Albemarle Rd
Heron Ct Rd
King's Rd
A3049
Queens Park S Dr
Littledo
Gerald Rd
B3063
Capstone Rd
Bennett Rd
Shaftesbury Rd
Egerton Rd
Bethia Rd
A338
King's Park Dr
A347
Lonsdale Rd
Stoke Wood Rd
De Lisle Rd
Grafton Rd
Fortescue Rd
Belvedere Rd
Orcheston Rd
Avon Rd
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Nortoft Rd
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Holdenhurst Rd
Stewart Rd
Capstone Rd
Lowther Rd
Shelbourne Rd
Cyril Rd
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Grant's Ave
Wilson Rd
Windham Rd
Ashley Rd
South Rd
St Augustin's Rd
Wellington Rd
Milton Rd
Beechey Rd
Methuen Rd
Ophir Rd
Portchester Rd
Stewart Rd
Lowther Rd
Ascham Rd
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