



Roberts

Sales, Lettings & Block Management

PURPOSE BUILT FLAT

£180,000



Queens Court, 122 Richmond Park Road, Bournemouth, BH8 8TR

- **Ground Floor Purpose Built**
- **66 Sq'M / 710 Sq'Ft**
- **Two Double Bedrooms**
- **Dual Aspect Lounge & Kitchen**
- **Overlooks Communal Grounds**
- **Garage in Block & Parking**
- **Vacant & Chain Free**

- **Share in the Freehold**
- **976-Year Lease Remaining**
- **Maintenance £1,494pa**
- **Ground Rent £0pa**
- **EPC D Rating**
- **Council Tax Band B**
- **Priced to Sell**

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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.

Queens Court, 122 Richmond Park Road, Bournemouth, BH8 8TR:

Communal entrance leading to stairs & landings, the flat lies on the ground floor.

**Entrance
Hallway:**

Being L-shaped with coved ceiling with insulating tiles and two ceiling light points. Entry phone receiver and cupboard housing electric meter/ consumer unit. Further fitted cupboard with jacketed hot water cylinder. Additional cloaks and storage cupboard with hanging rail.

Lounge / Diner: **18' 1 x 9' 1 / 5.51m x 2.77m (approx')**

Dual aspect room having insulating ceiling tiles and ceiling light point. UPVC double-glazed windows to front and side aspects. Fire surround, TV / media point and telephone point. Serving hatch to kitchen. Night storage heater.

Kitchen:

12' 10 x 6' 10 / 3.91m x 2.08m (approx'). Dual aspect room having plain coved ceiling with ceiling light point. UPVC double-glazed windows to front and side aspects. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with electric hobs and cooker hood. Space and plumbing for washing machine and space for fridge / freezer. Wall mounted night storage heater. Larder style fitted cupboard. Splash back tiling and serving hatch to lounge. Tiled flooring.

Bedroom One:

13' 3 x 9' 3 / 4.04m x 2.82m (approx')

Insulation ceiling tiles with coving and ceiling light point. UPVC double-glazed window to side aspect. Night storage heater. Fitted wardrobe with hanging rail.

Bedroom Two:

13' 3 x 8' 10 / 4.04m max x 2.69m (approx')

Insulation ceiling tiles with coving and ceiling light point. UPVC double-glazed window to side aspect. Night storage heater. Fitted wardrobe with hanging rail.

Bathroom:

10' x 4' 8 / 3.05m x 1.42m (approx')

Plain coved ceiling, ceiling light point and fitted extractor. Frosted UPVC double-glazed window to side aspect. Panelled bath with shower mixer tap. Pedestal wash hand basin and low-level WC. Tiled walls and blower heater.

Outside:

The property sits in well-presented grounds laid to lawn with an array of mature and established bushes, trees and shrubs. The property benefits from a **garage** with an up-and-over door with the space to park in front of the garage door.

**Tenure:
Charges:**

Leasehold with a share in the freehold: 976-year lease remaining
Annual maintenance charge of £1494pa which includes buildings insurance.

Ground Rent: Nil **Council Tax:** Band B





