



136 Richmond Park Road

Charminster, Bournemouth, BH8 8TP

Price Guide £165,000



Road Map



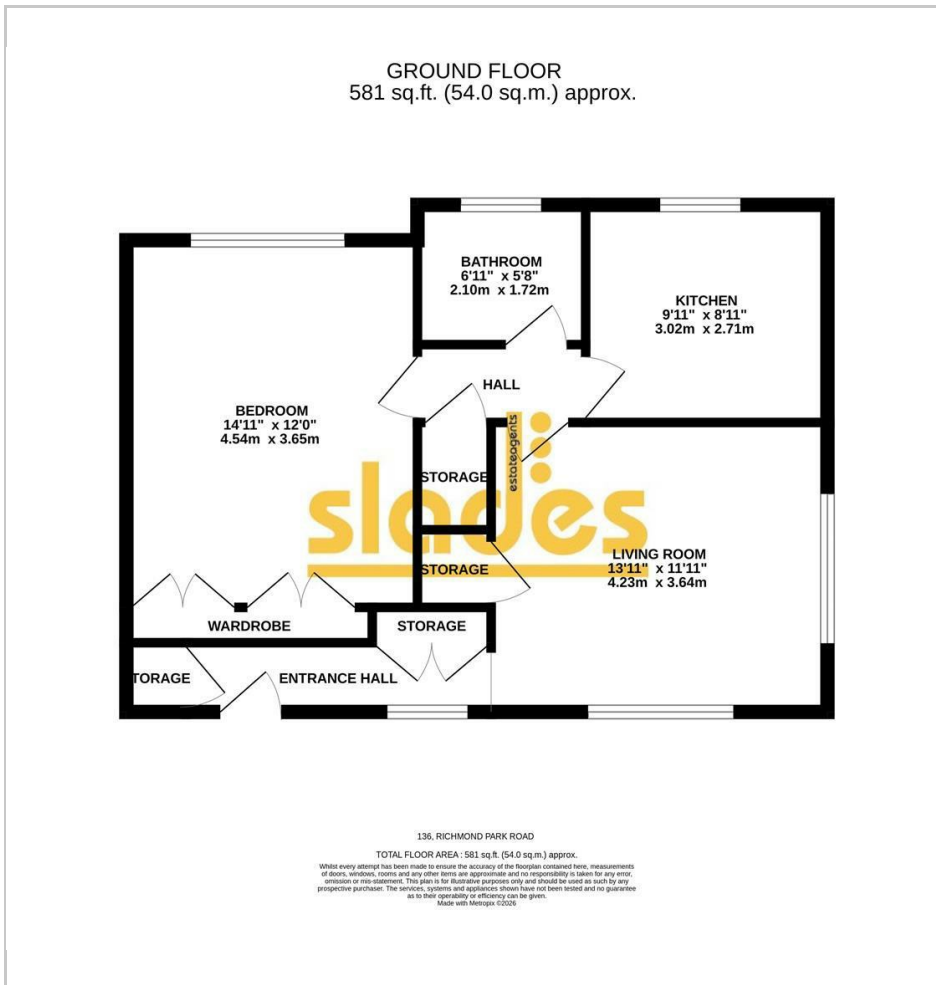
Hybrid Map



Terrain Map



Floor Plan



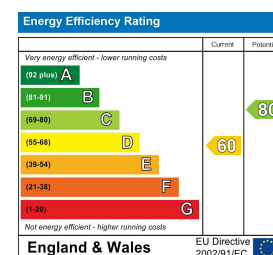
- Purpose Built Apartment within BH8
- Well Presented Commercial Areas
- Dual Aspect Living Room
- Spacious 14ft Bedroom
- Modern Kitchen
- Stylish Bathroom
- Off Road Parking & Garage
- Sole Agents

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**** PRICE GUIDE £165,000 - £175,000 ** A beautifully presented, bright, spacious and airy 1 BEDROOM first floor apartment with GARAGE in this convenient location close to all amenities. Viewing highly recommended.**



The accommodation with approximate room sizes comprises of a well presented communal entrance hall with door entry phone and stairs to first floor. Solid wooden door with spy hole entry to

ENTRANCE HALL

with pendant light, uPVC double glazed window, two useful storage cupboards one housing the electricity meter and modern consumer unit and another is a useful cloaks cupboard with overhead storage. Door entry receiver and further door to

LIVING ROOM

with coved ceiling and central pendant light and dual aspect uPVC double glazed windows to the side and rear elevations. Decorative fireplace surround and 'Creda' electric radiator. Further full height storage cupboard with bulkhead cupboard over and door to

INNER HALLWAY

having a pendant light, AIRING CUPBOARD housing the factory lagged hot water cylinder with immersion heater and high level cold water storage tank and shower pump.

KITCHEN

with modern LED ceiling fitting and uPVC double glazed window to the rear elevation. Recently installed kitchen comprising of modern wall and base level kitchen cabinets with high gloss finish. Integrated full height fridge and freezer. Space and plumbing for washing machine and square edge working surfaces incorporating a 1 ¼ bowl single drainer polycarbonate sink with mixer tap over. Four ring Induction hob and built in under counter oven. Extractor unit. Larder style cupboard and further storage cupboard.

BEDROOM

being of a generous size with pendant lighting, uPVC double glazed window to the rear elevation and Creda electric radiator. 'His and hers' built in wardrobes.

BATHROOM

with modern LED ceiling lighting. Three quarter tiled walls and frosted glazed uPVC window to the rear elevation. Modern white suite comprising of a panel enclosed bath with chrome mixer taps with shower attachment over, glazed shower screen, pedestal wash hand basin with chrome quarter turn taps and close couple WC with dual central flush. Chrome heated towel rail, medicine cabinet.

OUTSIDE

Warrick Court sits within a large plot having gardens to the front of the property. A carriage driveway provides access to the rear where there is a GARAGE within a block conveyed with the flat. There is an additional parking space.

TENURE

LEASEHOLD WITH APPROX 123 YEASERS REMAINING

GROUND RENT we are advised this is £15 per annum

MAINTAINANCE we are advised this is currently approx £1600 per year.

