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# Roberts

Sales, Lettings & Block Management

**PURPOSE BUILT FLAT**

**£215,000**



**George Court, 147 Richmond Park Road, Bournemouth, BH8 8UA**

- **Second Floor Purpose Built**
- **62 Square Metres**
- **Two Double Bedrooms**
- **Modern Kitchen/Diner**
- **Bathroom & En-Suite**
- **Allocated Parking**
- **Chain Free**

- **Leasehold**
- **108-Years Remaining**
- **Maintenance £1,738pa**
- **Ground Rent £150pa**
- **EPC C-Rating**
- **Council Tax Band C**
- **Close to Amenities**

**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.

**George Court, 147 Richmond Park Road, Bournemouth, BH8 8UA:**

Communal entrance leads to stairs & landings, The flat lies on the second (top) floor.

**Entrance  
Hallway:**

Having plain ceiling with recessed low level down lighting and mains wired smoke detector. Entry phone receiver and cloaks storage cupboard. Further storage cupboard housing electric meter. Hatch provides access to limited height loft storage.

**Lounge / Diner:**

**15' 8 x 12' 6 / 4.78m x 3.81m (approx')**. Having plain ceiling with recessed down lighting. Feature floor to ceiling UPVC double-glazed windows to front aspect with further side aspect UPVC double-glazed window. Double panelled radiator and television / media point. Wood laminate flooring.

**Kitchen:**

**9' 1 x 8' 2 / 2.77m x 2.44m (approx')**.

Having plain ceiling with recessed down lighting. Frosted UPVC double-glazed window to side aspect. A range of wall and base mounted units with work surfaces over and underlighting to units. One-and-a-quarter bowl single drainer sink unit with mixer tap. Space and plumbing for washing machine and space for fridge / freezer. Integrated electric oven with four-burner gas hob and cooker hood over. Space for dishwasher. Splash back tiling and tiled flooring. Cupboard housing wall mounted gas central heating combination boiler. Splash back tiling and tiled flooring.

**Bedroom One:**

**15' 5 x 9' 3 / 4.70m x 2.74m (approx')**. Having plain ceiling with ceiling light point. UPVC double-glazed window to front aspect and single panelled radiator. Telephone point. Door provides access to:

**En-Suite Shower  
Room:**

Having plain ceiling with recessed down lighting and fitted extractor. Velux window. Double shower tray with glass screen and thermostatic shower. Low level WC and pedestal wash hand basin with mixer tap. Tiled walls and ladder style heated towel rail.

**Bedroom Two:**

**11' 5 x 8' 9 / 3.48m x 2.67m (approx')**. Having plain ceiling with ceiling light point. UPVC double-glazed frosted window to side aspect and single panelled radiator. Wood laminate flooring.

**Bathroom:**

**7' 5 x 5' 5 / 2.26m x 1.65m (approx')**.

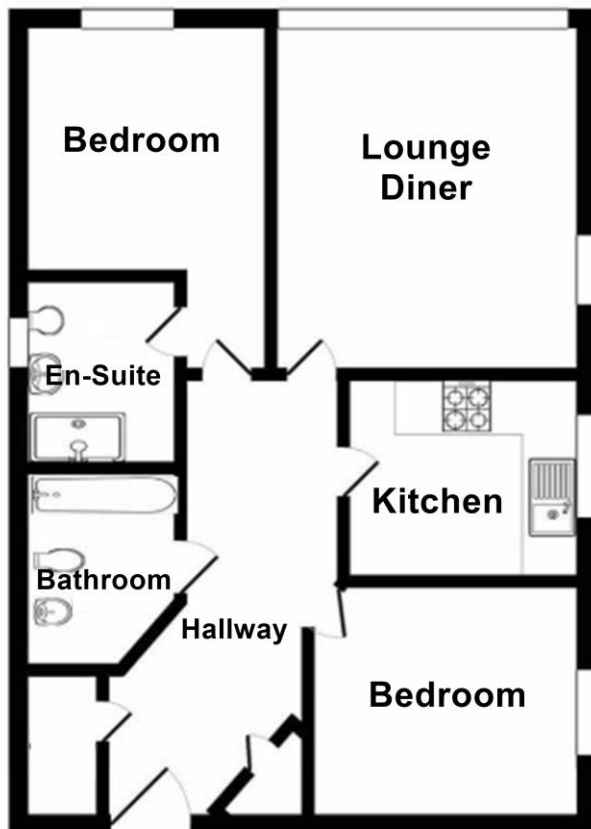
Having plain ceiling with low level down lighting and fitted extractor. Panelled bath with shower mixer tap and glass screen. Pedestal wash hand basin with mixer tap and low-level WC. Tiled walls and ladder style heated towel rail.

**Outside:**

One allocated off road parking space conveyed to the property.

**Tenure:  
Charges:**

**Leasehold: 107-Years remaining**  
**£1,4738.42 p/a maintenance**  
**£150 p/a ground rent.**  
**Council tax band C**



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**62 Square Metres**  
**667 Square Ft**

**Second (Top) Floor**

