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Sales, Lettings & Block Management

GROUND FLOOR PURPOSE BUILT

£175,000



Richmond Rise, 27 Richmond Park Road, Bournemouth, BH8 8RA

- **GF Purpose Built Flat**
- **37 Square Metres**
- **One Double Bedroom**
- **Open Plan Kitchen/Living**
- **Private Entrance**
- **Allocated Parking to Rear**
- **Beautifully Presented**

- **Share in the freehold**
- **Remainder of a 999-Yr Lease Which Commenced 12/2020**
- **Maintenance £84pcm**
- **EPC -Rated**
- **Council Tax Band A**
- **Ideal Starter Home**

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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.

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UPVC double-glazed private entrance front door leads directly into:

Entrance Hallway: Having plain coved ceiling with ceiling light point and fitted smoke detector. Consumer unit, wood laminate flooring and glazed door leading to:

Open Plan Lounge & Kitchen / Diner: **19' 1 x 14' 6 / 5.82m x 4.42m (approx').**
Lounge Area: Plain coved ceiling with ceiling light point. UPVC double-glazed window to front aspect. Wall mounted electric radiator (operable via an app). Wood laminate flooring and television / media point.
Kitchen Area: Having plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. 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 hob and fitted cooker hood. Integrated fridge/freezer and space and plumbing for washing machine. Under counter water heater. Splash back tiling and wood laminate flooring. Larder cupboard.

Bedroom: **9' 5 x 8' 3 / 2.87m x 2.51m (approx').** Having plain coved ceiling with ceiling light point and UPVC double-glazed window to front aspect. Wall mounted electric radiator (operable via an app). Wood laminate flooring.

Shower Room: **6' 5 x 5' 10 / 1.96m x 1.78m (approx').** Plain coved ceiling with ceiling light point. Frosted UPVC double-glazed window to rear aspect. Double shower cubicle with electric shower unit. Vanity unit with inset wash hand basin and mixer tap. Low Level WC and wall mounted mirror fronted cabinet. Fully tiled walls, tiled flooring and ladder style heated towel rail.

Outside: The property sits in well-presented and well-maintained communal grounds. Lawned garden area to the front of the property with screening hedge. Secure locking gates leading via driveway car park with one allocated parking space.

Tenure: Leasehold with a share in the freehold. 999-year lease from 12/2020.
Charges: Maintenance: £84 per calendar month
Ground Rent: Nil Council Tax Band A





