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PURPOSE BUILT APARTMENT

£180,000



Park Mansions, 108-110 Richmond Park Road, Bournemouth, BH8 8TH

- **2nd (Top) Floor Purpose Built**
- **56 Square Metres**
- **Dual Aspect Double Bedroom**
- **Lounge & Useful Hobby Room**
- **Feature Kitchen / Diner**
- **Modern Bathroom, GCH**
- **Garage in Block**
- **Share in Freehold**
- **983-Year Lease Remaining**
- **Maintenance £1,000 pa**
- **Ground Rent Nil**
- **EPC C-Rating**
- **Council Tax Band B**
- **Ideal First Time Buy**

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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.

Park Mansions, 108-110 Richmond Park Road, Bournemouth, BH8 8TH:

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

Entrance Hallway: Plain ceiling with recessed low level down lighting. Entry phone receiver, single panelled radiator and central heating thermostat. Cupboard housing electric meter/ RCD. Double door cupboard. Wood laminate flooring.

Walk-in Closet: **5' 10 x 2' 11 / 1.78m x 0.89m (approx')**. Ceiling light point and hanging rail.

Lounge Reception: **14' 8 x 11' 10 / 4.47m x 3.61m (approx')**. Dual aspect room having plain ceiling with recessed low level down lighting. UPVC double-glazed windows to front and side aspects. Double panelled radiator, TV / media point and telephone point.

Kitchen / Diner: **11' 8 x 9' 11 / 3.56m x 3.03m (approx')**. Plain ceiling with recessed low level down lighting. UPVC double-glazed window. A range of wall and base mounted units with work surfaces over. One and a half bowl single drainer sink unit with mixer tap over. Integrated electric oven with stainless steel four burner gas hob and cooker hood over. Integrated fridge / freezer, integrated washing machine and integrated dishwasher. Cupboard housing wall mounted gas central heating combination boiler. Splash back tiling and wood laminate flooring. Internal obscured window to hallway and high-level internal window to hobby room.

Bedroom: **11' 10 x 8' 10 / 3.61m x 2.69m (approx')**. Plain ceiling with recessed low level down lighting. UPVC double-glazed windows to side and rear aspects. Mirror fronted built-in wardrobe with hanging rail and shelved storage. Single panelled radiator and TV point.

Hobby Room: **8' 11 x 6' 5 / 2.72m x 1.96m (approx')**. Plain ceiling with recessed low level down lighting. Double panelled radiator. High level internal window borrowing light from the kitchen. Suitable for use as a 'guest room'.

Bathroom: **6' 8 x 5' 8 / 2.03m x 1.73m (approx')**. Plain ceiling, recessed low level down lighting and fitted extractor. Panelled bath with shower mixer tap and fitted glass shower screen. Pedestal wash hand basin and concealed cistern WC. Fully tiled walls, tiled flooring and chrome ladder style heated towel rail.

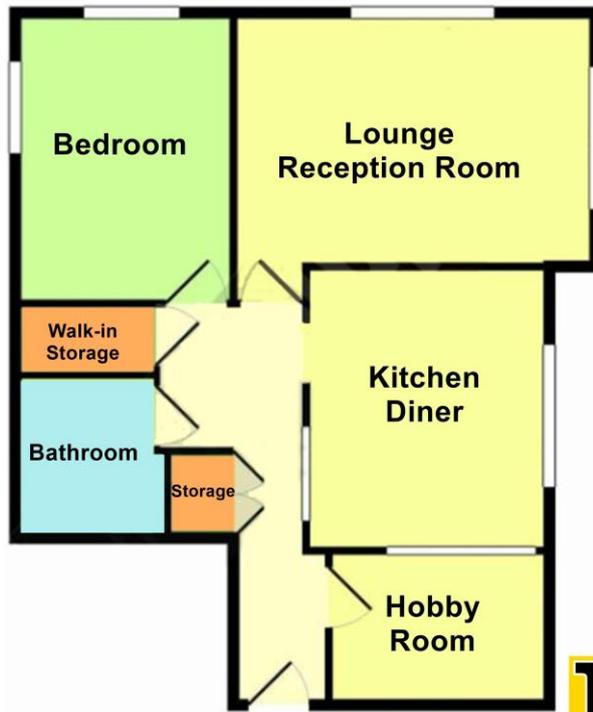
Outside: The property sits in well-presented communal grounds laid partially to lawn with an array of mature and established bushes, trees and shrubs. The property benefits from a **garage** with an up-and-over door with power and light. Further area for unallocated resident and visitor parking.

Tenure: Leasehold: 999-years from 06/2009. **With a share in the freehold**
Charges: Annual maintenance charge of £1000. This payment includes buildings insurance & upkeep of communal grounds and shared areas. **Ground Rent:** Nil





Second Floor



56 Square Metres
603 Square Feet

