



# Roberts

Sales, Lettings & Block Management

**PURPOSE BUILT APARTMENT**

**£225,000**



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

- **Ground Floor Purpose Built**
- **64 Square Metres**
- **Two Double Bedrooms**
- **Dual Aspect Lounge & Kitchen**
- **Overlooks Communal Grounds**
- **Well Presented Throughout**
- **Garage in Block & Parking**

- **Share in the Freehold**
- **976-Year Lease Remaining**
- **Maintenance £1280pa**
- **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.



**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 plain coved ceiling with two ceiling light points. Entry phone receiver, single panelled radiator. Cupboard housing electric meter/ consumer unit. Further fitted cupboard. Hard wearing composite flooring.

**Lounge / Diner:** **18' 1 x 9' 1 / 5.51m x 2.77m (approx')**. Dual aspect room having plain coved ceiling with ceiling light point. UPVC double-glazed windows to front and side aspects. Double panelled radiator, TV / media point and telephone point. Serving hatch to kitchen.

**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 over. Space and plumbing for washing machine and space for fridge / freezer. Wall mounted gas central heating combination boiler. Splash back tiling and serving hatch to lounge. Hard wearing composite flooring.

**Bedroom One:** **13' 3 x 9' 3 / 4.04m x 2.82m (approx')**. Plain coved ceiling with ceiling light point. UPVC double-glazed window to side aspect. Single panelled radiator. Fitted wardrobe with hanging rail.

**Bedroom Two:** **13' 3 x 8' 10 / 4.04m max x 2.69m (approx')**. Plain coved ceiling with ceiling light point. UPVC double-glazed window to side aspect. Single panelled radiator. Fitted wardrobe with hanging rail.

**Shower Room:** **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. Double shower with fitted glass shower screen and thermostatic shower valve. Vanity unit with inset wash hand basin and low-level WC. Tiled and aqua-clad walls with hard wearing composite flooring. 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.

**Tenure:** Leasehold with a share in the freehold: 976-year lease remaining  
**Charges:** Annual maintenance charge of £1280. This payment includes buildings insurance & upkeep of communal grounds and shared areas. **Ground Rent:** Nil











64 Square Metres  
689 Square Feet

