



# Roberts

Sales, Lettings & Block Management

**PURPOSE BUILT APARTMENT**

**£175,000**



**Pinelands Court, 128 Richmond Park Road, Bournemouth, BH8 8TH**

- **Second Floor (Lift Served)**
- **57 Square Metres**
- **One Double Bedroom**
- **15ft10 Lounge/Diner**
- **Separate Kitchen**
- **Garage in Block**
- **Vacant & Chain Free**

- **Leasehold (extended)**  
**230 Year Lease Remaining**
- **Maintenance £1663.50pa**
- **Ground Rent: £50pa**
- **EPC D-Rating**
- **Council Tax Band B**
- **Ideal First Time Buy**

**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.

**Pinelands Court, 128 Richmond Park Road, Bournemouth, BH8 8TH:**

Communal entrance leading to stairs, **lift** (recently replaced) and landings, the flat lies on the second floor.

**Entrance Hallway:** Front door leading to entrance lobby having textured ceiling with ceiling light point. Night storage heater and entry phone receiver. Access to storage cupboard with hanging rail. This in turn leads through to entrance hallway with textured ceiling and ceiling light point. Airing cupboard with pre-lagged hot water cylinder and further shelved storage.

**Lounge / Diner:** **15' 10 x 10' 10 / 4.84m x 3.32m (approx')**  
Coved and textured ceiling with ceiling light point and two wall light points. UPVC double-glazed double-sized window to side aspect. Night storage heater and television / media point.

**Kitchen:** **10' 1 x 9' 1 / 3.09m x 2.78m (approx')**  
Textured ceiling with ceiling light point and UPVC double-glazed window to rear aspect. Fitted storage cupboard.  
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 cooker hood over. Space for fridge / freezer, space and plumbing for washing machine and Splash back tiling and tiled flooring. Night storage heater.

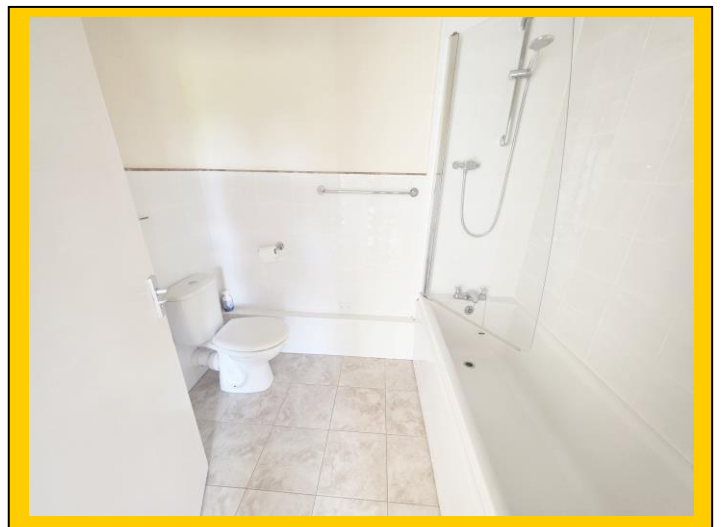
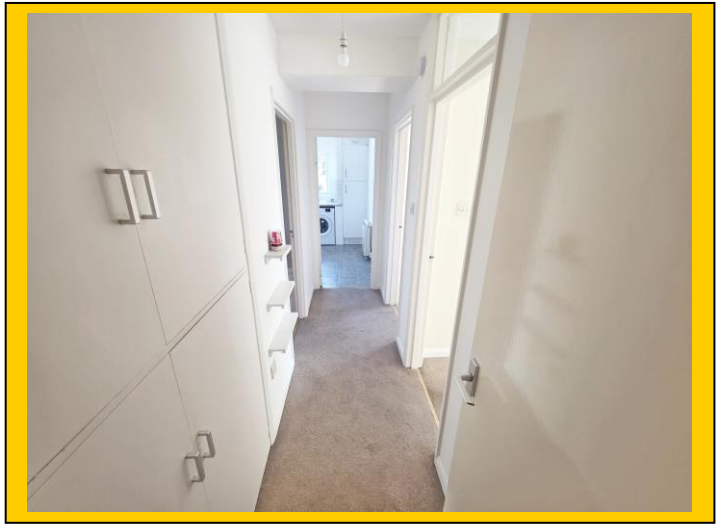
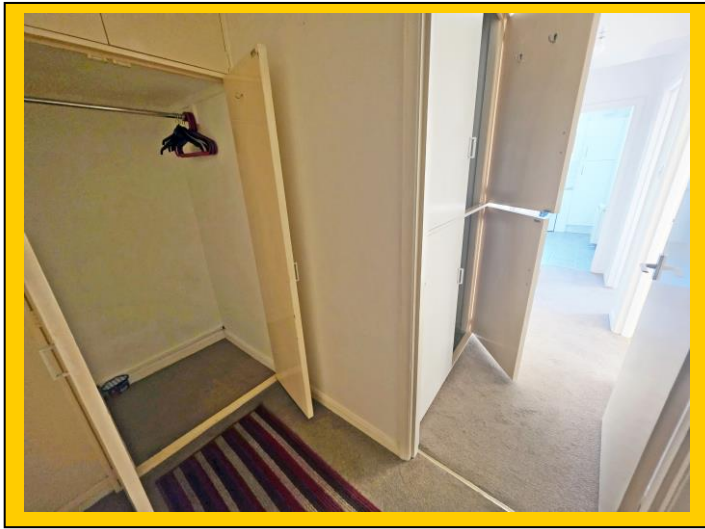
**Bedroom:** **12' 11 x 10' 10 / 3.94m x 3.32m (approx')**  
Coved and textured ceiling with ceiling light point. UPVC double-glazed window to side aspect. Night storage heater and built-in 'his and Hers' wardrobe with sliding doors, hanging rail and shelved storage.

**Bathroom:** **7' 4 x 5' 7 / 2.24m x 1.7m (approx')**  
Textured ceiling with ceiling light point, wall light point and fitted extractor. Panelled bath with mixer tap, thermostatic shower valve and fitted glass shower screen. Pedestal wash hand basin and low-level WC. Tiled walls, tiled flooring and shaver point.

**Outside:** The property lies in well maintained and well-presented communal grounds with resident parking to the front of the building.  
The property benefits from a garage with an up-and-over door.

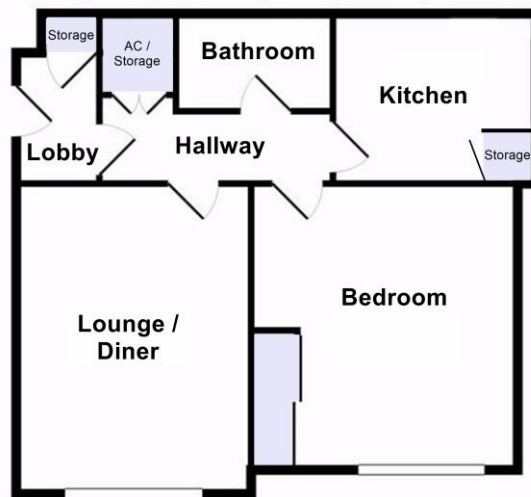
**Tenure:** Leasehold extended term currently 230-years remaining  
**Charges:** £1,663.50 pa (£831.75 per 6-months)  
**Ground Rent:** £50 pa







## Second Floor (Lift Served)



57 Square Metres /  
614 Square Feet

**R Roberts**  
Sales, Lettings & Block Management

