



# Roberts

Sales, Lettings & Block Management

**PURPOSE BUILT FLAT**

**£185,000**



**Kingsholm, 148 Richmond Park Road, Bournemouth, BH8 8DF**

- **Second Floor Purpose Built**
- **52 Sq'M / 560 Sq'Ft**
- **Two Bedrooms**
- **Lounge & Separate Kitchen**
- **Good-Size Bathroom**
- **GCH, UPVC DG**
- **Allocated Parking Bay**

- **Leasehold (Extended) 171-Years Remaining**
- **Maintenance £241 pa**
- **Ground Rent £Nil**
- **EPC B-Rating**
- **Council Tax Band B**
- **Ideal Starter Home**

**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.

## **Kingsholm, 148 Richmond Park Road, Bournemouth, BH8 8DF:**

Communal entrance leads to stairs & landings, the flat lies on the second floor.

### **Entrance Hallway:**

An L-shaped room having plain coved ceiling with two ceiling light points and mains wired smoke detector. Single panelled radiator, entry phone receiver and cupboard housing electric meter and consumer unit. Wood laminate flooring.

### **Lounge / Diner:** **14' 3 x 12' 6 / 4.34m x 3.81m (approx').**

Plain coved ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator and television / media point. Wood laminate flooring.

### **Kitchen:** **6' 9 x 6' 3 / 2.06m x 1.91m (approx').**

Plain ceiling with ceiling light point and fitted extractor. A range 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 and plumbing for washing machine and space for fridge / freezer. Splash back tiling.

### **Bedroom One:** **16' 4 x 10' 6 / 4.98m x 3.20m (approx').**

Plain ceiling with ceiling light point. UPVC double-glazed window to side aspect and single panelled radiator. Fitted cupboard housing gas central heating combination boiler. Wood laminate flooring.

### **Bedroom Two:** **12' 6 x 6' 4 / 3.81m x 1.93m (approx').**

Plain ceiling with ceiling light point. UPVC double-glazed window to side aspect and single panelled radiator. Wood laminate flooring.

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

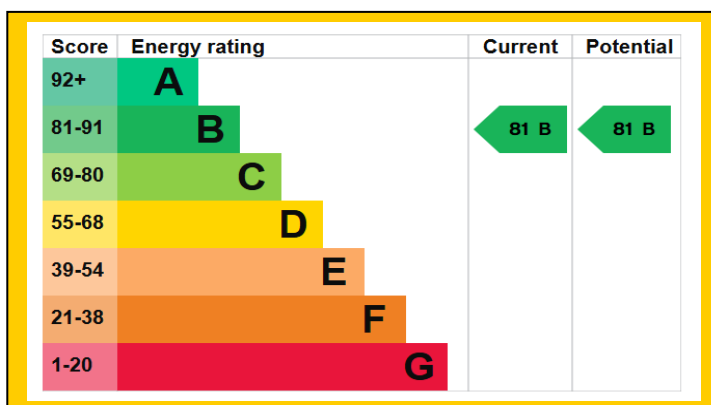
Having plain ceiling with ceiling light point and fitted extractor fan. Panelled bath with shower mixer tap and fitted glass shower screen. Pedestal wash hand basin with mixer tap. Low level WC, half tiled walls and tiled flooring. Ladder style heated towel rail.

### **Outside:**

The property sits in well-presented and well-maintained communal grounds mainly arranged as parking. One allocated off road parking space conveyed to the property close to the communal entrance.

### **Tenure: Charges:**

**Leasehold: 171-Years remaining (extended term)**  
**Maintenance only £240.84 p/a    Ground rent £Nil**

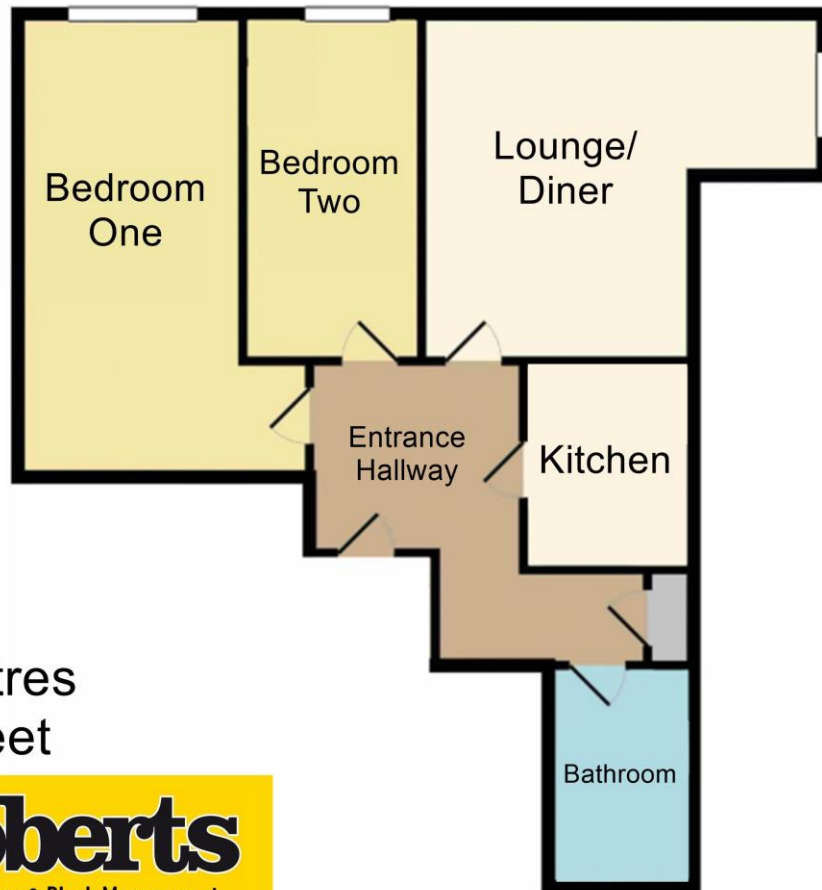








# Second Floor



52 Square Metres  
560 Square Feet

**R** **Roberts**  
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