



Roberts

Sales, Lettings & Block Management

GROUND FLOOR PATIO FLAT

£195,000



Park Lodge, 134 Richmond Park Road, Bournemouth, BH8 8TW

- **Ground Floor Patio Flat**
- **65 Sq' M / 700 Sq' Ft**
- **Two Double Bedrooms**
- **Patio Accessed Via both Lounge & Bedroom One**
- **Bathroom with Bath & Shower**
- **Allocated Parking**

- **Leasehold**
- **106-Year Lease**
- **Maintenance £1023pa**
- **Ground Rent £200pa**
- **EPC C-Rated**
- **Council Tax Band B**
- **B' Insurance £370.67pa**

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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 Lodge, 134 Richmond Park Road, Bournemouth, BH8 8TW:

Communal entrance leading to stairs and landings, the flat lies on the ground Floor.

Entrance Hallway: Plain corniced ceiling, two ceiling light points and mains wired smoke detector. Cloaks cupboard with electric meter and electrical RCD, single panelled radiator and audio-visual entry intercom.

Lounge / Diner Reception: **16' 3 x 10' 9 / 4.96m max' x 3.27m (approx').** Plain corniced ceiling with ceiling light point, full length UPVC double glazed feature window to aspect with garden views. UPVC double-glazed casement door to private patio. Double panelled radiator, tv / media point and central heating thermostat.

Private Patio: **10' 3 x 4' 3 / 3.12m x 1.29m (approx').** Sheltered from balcony above and screening wall. Provides access on to communal lawned garden.

Kitchen: **10' 8 x 6' 11 / 3.25m x 2.11m max' (approx').** Plain corniced ceiling with railed centre down lighter. UPVC double-glazed window to side aspect. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated stainless steel electric oven with four-burner gas hob and cooker hood over. Cupboard housing gas central heating boiler. Space and plumbing for washing machine, space for fridge/freezer and splash back tiling. Tiled flooring and double panelled radiator.

Bedroom One: **10' 11 x 10' 8 / 3.32m x 3.26m (approx').** Plain corniced ceiling with ceiling light point. UPVC double glazed floor to ceiling windows to rear aspect with centre casement door leading to patio. Double panelled radiator.

Bedroom Two: **14' 5 x 9' 1 / 4.39m x 2.77m (approx').** Plain corniced ceiling, ceiling light point and UPVC double-glazed V-shaped bay window to side aspect. Radiator.

Bathroom: **9' 3 x 6' 6 / 2.82m x 1.98m (approx').** Plain ceiling with railed down lighter and extractor. Panelled bath with shower mixer tap, close coupled WC and pedestal wash hand basin and mixer tap. Shower cubicle with fitted thermostatic shower valve. Tiled flooring, splash back tiling. Combined light / shaver point.

Outside: Well maintained and well-presented grounds with frontage parking of which one parking space is conveyed to the property. Communal cycle store and bin store.

Tenure: Leasehold 125 Years from November 2006 (106-Years remaining)

Maintenance: £1,023 per annum plus buildings insurance at £370.67 per annum.

Ground Rent: £200 per annum **Council Tax Band B**





