



Roberts

Sales, Lettings & Block Management

PURPOSE BUILT FLAT

£150,000



Cherry Grange, 133 Richmond Park Road, Bournemouth, BH8 8RS

- **Second Floor Purpose Built**
- **48 Sq'Metres / 517 Sq'Ft**
- **One Double Bedroom**
- **Southerly Lounge / Diner**
- **15ft Twin Aspect Kitchen**
- **White Suite Bathroom**
- **Allocated Parking Space**

- **Share in the Freehold**
- **196-Year Lease**
- **Maintenance £960pa**
- **Ground Rent: £Nil**
- **GCH & UPVC DG**
- **EPC C-Rated**
- **Council Tax Band B**

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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.

Cherry Grange, 133 Richmond Park Road, Bournemouth, BH8 8RS

Communal entrance leads to stairs & landings, the flat lies on the second (top) floor. Front door leads into:

Entrance
Hallway:

Plain coved ceiling, recessed low-level down lighting and mains wired smoke detector. Single panelled radiator, access to storage cupboard which houses gas central heating combination boiler. Electrical RCD and meter. Entry phone. Access to loft storage via hatch.

Lounge /
Diner:

13' 11 x 11' 7 / 4.24m x 3.53m (approx').

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

Kitchen:

15' x 7' 2 / 4.57m x 2.18m (approx'). Plain sloping ceiling with railed down lighter. Two 'Velux' windows. A range of base mounted units. One and a half bowl single drainer sink unit with mixer tap over. Space and plumbing for washing machine, space & plumbing for dishwasher and space for fridge / freezer. Integrated stainless steel electric oven with four-burner gas hob & cooker hood. Splash back tiling.

Bedroom:

12' 4 x 11' 11 / 3.76m x 3.63m (approx').

Plain sloping ceiling with ceiling light point. UPVC double-glazed window to rear aspect and double panelled radiator.

Bathroom:

Plain sloping ceiling with 'Velux' window. Ceiling light point and fitted extractor fan. Panelled bath with handrails and shower mixer tap. Pedestal wash hand basin, low level WC and splash back tiling. Double panelled radiator.

Outside:

Communal front garden to a southerly aspect laid to shingle with an array of mature and established trees bushes and flowering shrubs. One allocated off road parking space located at the rear of the block.

Tenure:

Leasehold with a share in the freehold –196 Years remaining on lease

Charges:

Maintenance £960 per annum to include buildings insurance

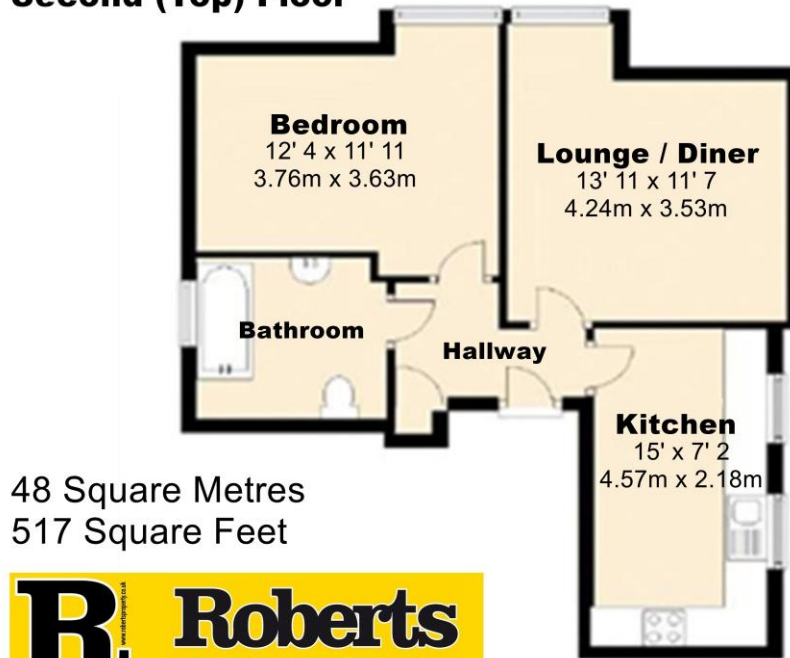
Ground Rent:

£Nil

Council Tax: Band B



Second (Top) Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

