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Sales, Lettings & Block Management

GROUND FLOOR FLAT
With Courtyard Garden

£175,000









Collingdale Lodge, 154 Richmond Park Road, Bournemouth, BH8 8TW

- Private Entrance
- 56 Sq' M / 602 Sq' Ft
- One Double Bedroom
- Lounge with Feature Bay
- Modern Kitchen & Bathr'm
- Courtyard Style Garden
- Garage & Parking Bay
- Share in the Freehold & 993-Year Lease Remaining
- Ground Rent: Nil
- £1,100 pa Maintenance
- EPC C-Rated
- Council Tax Band A
- 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.

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Allocated parking bay to the front of the property with access to garage. Private gate leads to pathway giving access to a courtyard garden as well as an informal private entrance door directly into the flat. Communal door leads into communal hallway. Front door leads into:

Entrance Lobby & Hallway: Entrance lobby leads into an inner hallway with plain ceiling, recessed down lighting and mains wired smoke detector. Cast iron style panelled radiator and wood laminate flooring. Walk-in cloaks and storage cupboard with hanging rail.

Lounge / Diner: **16' 2 x 13' 10 / 4.93m x 4.22m (approx').** Plain coved ceiling with recessed low level downlighting. UPVC double-glazed bay window to front aspect. Cast iron style panelled radiator, central heating controls and TV / media point. Feature wall with shelved storage and inset electric fire. Wood laminate flooring.

Kitchen: **8' 6 x 6' 8 / 2.59m x 2.03m (approx').**
Plain coved ceiling with recessed low level downlighting. UPVC double-glazed double glazed window to front aspect. 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. Space and plumbing for washing machine and space for fridge / freezer. Cupboard housing gas central heating combination boiler. Splash back tiling and tiled flooring.

Bedroom: **13' x 12' 8 / 3.96m x 3.86m (approx').**
Plain coved ceiling with recessed low-level downlighting. UPVC double-glazed window to side aspect with UPVC double-glazed casement door leading to private garden. Door provides an optional private entrance access point. Cast iron style panelled radiator. Wood laminate flooring.

Bathroom: Plain ceiling with recessed down lighting and fitted extractor. Shower bath with fitted shower screen, mixer tap and thermostatic shower valve. Low-level WC and vanity unit and inset wash hand basin with mixer tap. Tiled walls (fully tiled to bath area), tiled flooring and cast iron style panelled radiator.

Rear Garden: Private courtyard garden to a westerly aspect and fully enclosed by fencing. Garden being laid to shingle with an elevated area of wood decking.

Garage: **16' 2 x 8' 2 / 4.93m x 2.49m (approx').** Marley style with double doors.

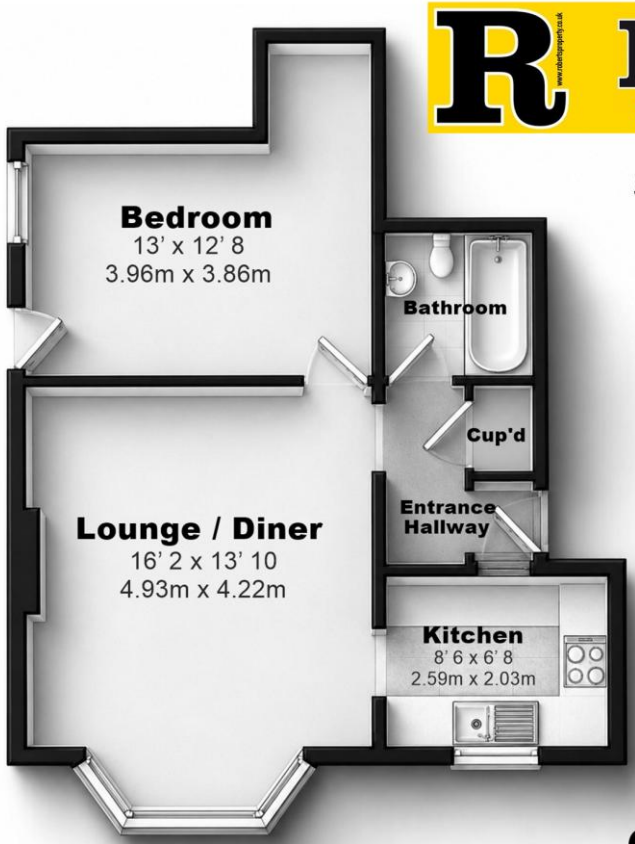
Tenure: **Leasehold with a share in the freehold: 993-years remaining**
Charges: **Maintenance: £1,100pa. Ground Rent: £Nil**
Council Tax: **Band A**





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56 Sq' Metres
602 Sq' Feet



Ground Floor























