



RICHMOND
GATE

HEARNES
WHERE SERVICE COUNTS

A fantastic penthouse apartment located within this popular town centre development offering breath-taking panoramic views both inland and towards the sea. Richmond Gate is a landmark development within Bournemouth benefitting from very well maintained communal space, three passenger lifts and secure underground parking. Lying just moments away from a wealth of High Street Shops, bars and restaurants in Bournemouth Town Centre and just a pleasant 0.6 of a mile walk through Bournemouth Gardens down to the Pier and miles of sandy beaches, this apartment really is ideally located.

On entering the apartment the hallway gives access to all accommodation including two useful storage cupboards. There is a fantastic open plan kitchen/living/dining room with vaulted ceilings, floor to ceiling windows and sliding doors giving access to two south-westerly terraces. The kitchen is fitted with a range of base and eye level units with integrated electric oven, microwave oven, hob, washing machine, dishwasher and fridge/freezer. There is a staircase giving access to a good-sized mezzanine floor providing a fantastic second living space or study, also giving stunning views over the town and sea.

The master bedroom gives access to a dressing area with built in wardrobes, in turn leading to a spacious en-suite boasting oversized shower enclosure, bath, WC and twin wash basins. There is also access to a further balcony. The second bedroom is also double in size and gives access to an en-suite shower room and balcony. Completing the accommodation is a additional cloakroom accessed from the hall.

The property further benefits from two allocated parking spaces within the secure underground car park.

Tenure: Leasehold - 107 Years Remaining. Ground Rent: £500 Per Annum. Maintenance - £3,700.08 Per Annum (2022)

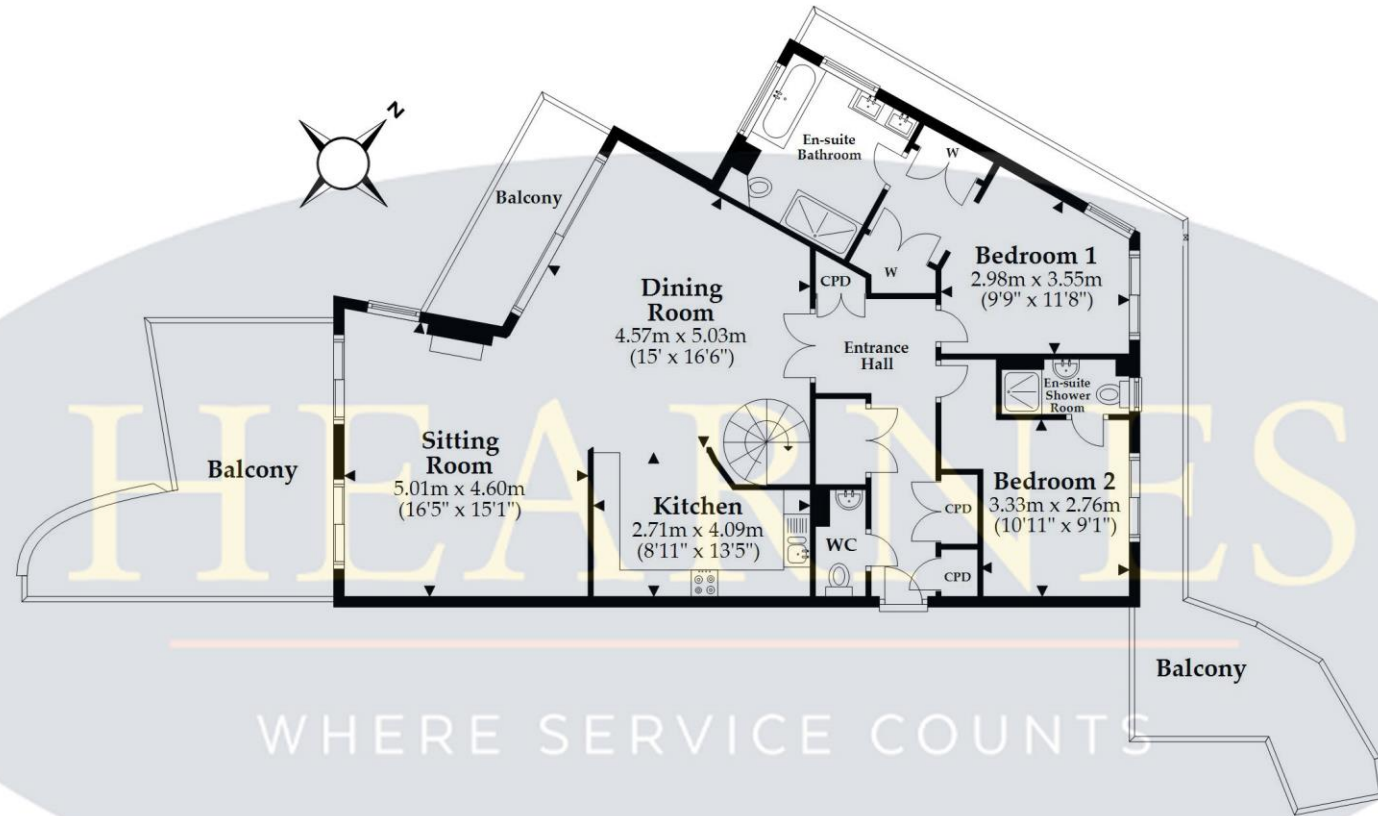
COUNCIL TAX BAND: G **EPC RATING: C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



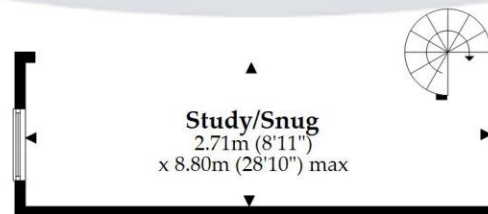
Twelfth Floor

Approx. 111.6 sq. metres (1201.4 sq. feet)



Mezzanine

Approx. 23.7 sq. metres (254.7 sq. feet)



Total area: approx. 135.3 sq. metres (1456.1 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



