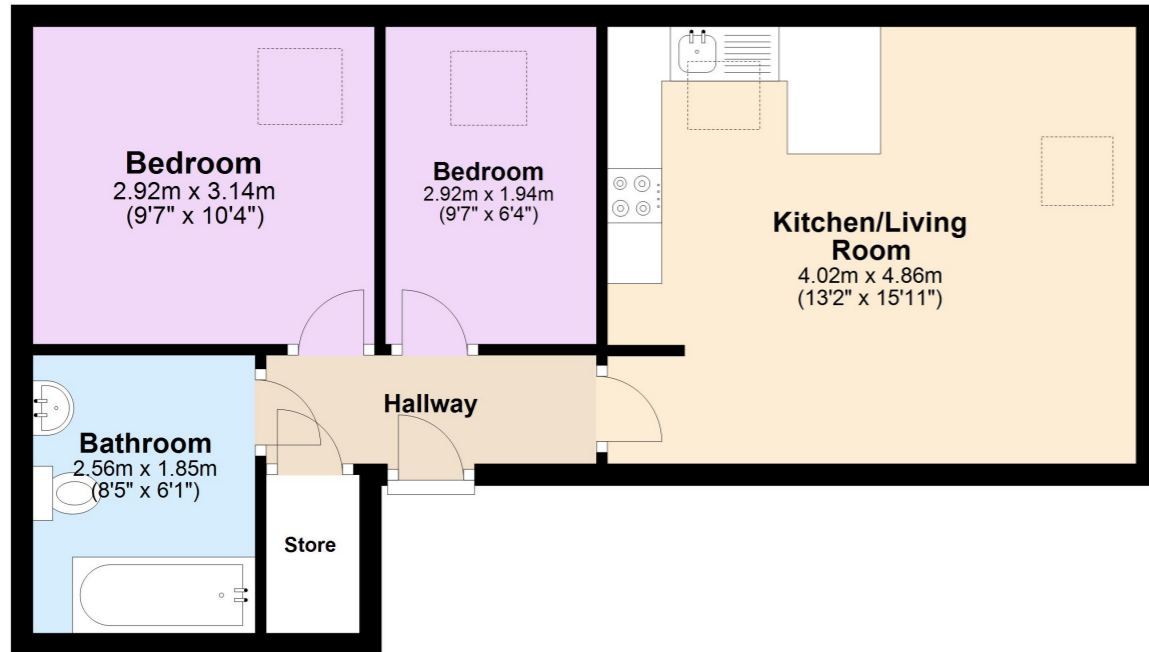


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Total area: approx. 44.9 sq. metres (483.6 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error or omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given  
Plan produced using PlanUp.



**Flat 17, 148 Kingsholme, Richmond Park Road, Bournemouth, Dorset, BH8 8DF**  
**Guide Price £160,000**

**\*\* NO FORWARD CHAIN \*\*** Link Homes Estate Agents are pleased to offer to the market this two-bedroom top floor apartment found on Richmond Park Road in the central location of Charminster, Bournemouth. The apartment consists of many standout features, few of which includes an open plan living space, a kitchen with a breakfast bar, a generous storage cupboard, double glazed Velux windows through-out, an allocated parking space and almost 500 square feet of living accommodation. A perfect first time buy or investment, an internal viewing is highly recommended.

Ideally located in Charminster with an array of shops, restaurants, barbers, cafes, bars and many other convenient amenities. Bournemouth Town Centre is easy to reach along with the award winning sandy beaches that come with it. The Bournemouth Wessex Way is very nearby and gives direct access to the M27 motorway with London roughly just 2-hour 30 minutes commute. There are also main line train routes from Bournemouth railway station to London Waterloo. A truly great location to live.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





## Third Floor

### Entrance Hallway

The front door to the front aspect opening onto the communal hallway, coved and smooth set ceiling, ceiling light, smoke alarm, laminate flooring, radiator, airing cupboard which has the combination boiler and consumer unit enclosed, ceiling light and laminate flooring enclosed, phone entry system and power points.

### Living Area

Smooth set ceiling, Velux window, laminate flooring, power points and a television point.

### Kitchen Area

Coved and smooth set ceiling, ceiling light, Velux windows, laminate flooring, wall and base fitted units, space for a washing machine, a single bowl stainless steel sink with drainer, integrated electric oven, a four-point gas hob and stainless steel extractor fan above, space for a long-line fridge freezer, part tiled walls and power points.

### Bedroom One

Smooth set ceiling, ceiling light, Velux window, carpeted flooring, radiator and power points.

### Bedroom Two

Smooth set ceiling, ceiling light, Velux windows, carpeted flooring, radiator and power points.



### Bathroom

Smooth set ceiling, ceiling light, extractor fan, part tiled walls, vinyl flooring, pedestal sink with tiled splash back, panelled bath with a shower head above and a heated towel rail.

### Outside

#### Parking

There is an allocated parking space found in the residents car park.

### Agents Notes

#### Useful Information

Tenure: Leasehold.  
Lease Length: 99 years from 2008 (approximately 84 years remaining).  
Ground Rent: £400 per annum.  
Service Charges: £240.84 per annum.  
EPC Rating: C  
Council Tax Band: B - Currently £1,593.08 per annum.  
Pets: Are permitted subject to consent.  
Rentals: Long terms lets are permitted but holiday lets are not.

#### Stamp Duty

First Time Buy: £0  
Moving Home: £0  
Additional Property: £4,800