

Frances Court  
130 Richmond Park Road, Bournemouth BH8 8TN

£210,000 Leasehold





## Property Summary

A well-presented and conveniently located two-bedroom ground floor apartment with allocated off-road parking.



## Key Features

- Well-presented ground floor apartment
- Bright living/dining room
- Good sized kitchen
- Principal bedroom with fitted wardrobes
- Further bedroom
- Family bathroom
- Communal gardens
- Tree-lined driveway
- Off-road parking



## About the Property

Set back from Richmond Park Road and with a tree-lined driveway gives Frances Court a degree of privacy and seclusion. The security intercom system allows access into the building. This property is situated on the ground floor and overlooks the front garden.

An entrance hall, with original wood flooring and storage cupboard, leads through to the principal accommodation.

The living/dining room has a bright, pleasant outlook onto the front communal garden with mature trees and shrubs.

The good-sized kitchen has a range of wall and base units, an integrated electric oven with an electric hob and an extractor fan above. There is also space and plumbing for a washing machine, tumble dryer and fridge freezer. A wide serving hatch opens into the lounge/dining area, allowing views of the garden.

There are two bedrooms, the main benefiting from fitted wardrobes.

The family bathroom is fully tiled and comprises of a white bathroom suite with bath and shower above, a wash hand basin with vanity units and a low flush WC.

Outside the communal gardens are well maintained with mature trees and shrubs. The apartment also benefits from allocated off-road parking.

Tenure: Leasehold with a new 170 year lease upon completion

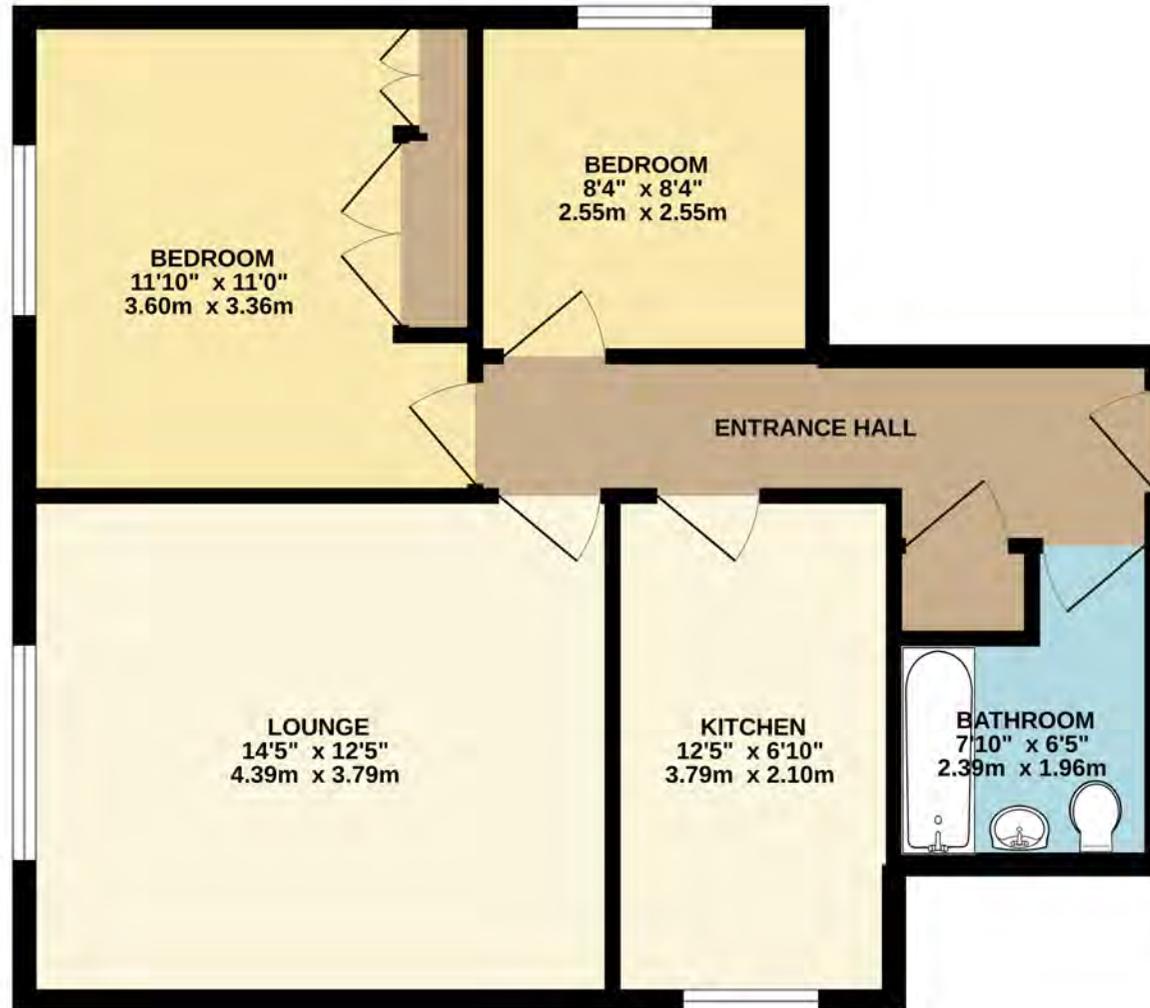
Service Charge: Approximately £1,200 per annum

Ground Rent: Peppercorn

Council Tax Band: B



GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq.ft. (53.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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## About the Location

Bournemouth's miles of sandy beaches are at your fingertips, offering sunny days at the beach or a winter walk along the promenade. Also a stone's throw away is Bournemouth Town Centre with its parade of shops, perfect for some retail therapy, multiple restaurants for fantastic dining, and Bournemouth's new BH2 complex. Access to the rest of the UK for a short break away is easy with Bournemouth Train Station only 2 miles away with regular routes across the South West covering Reading, Plymouth, Portsmouth and London Waterloo.

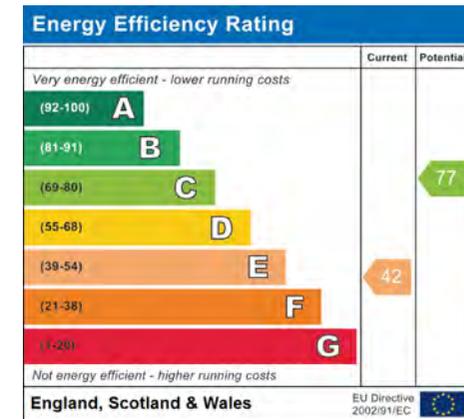
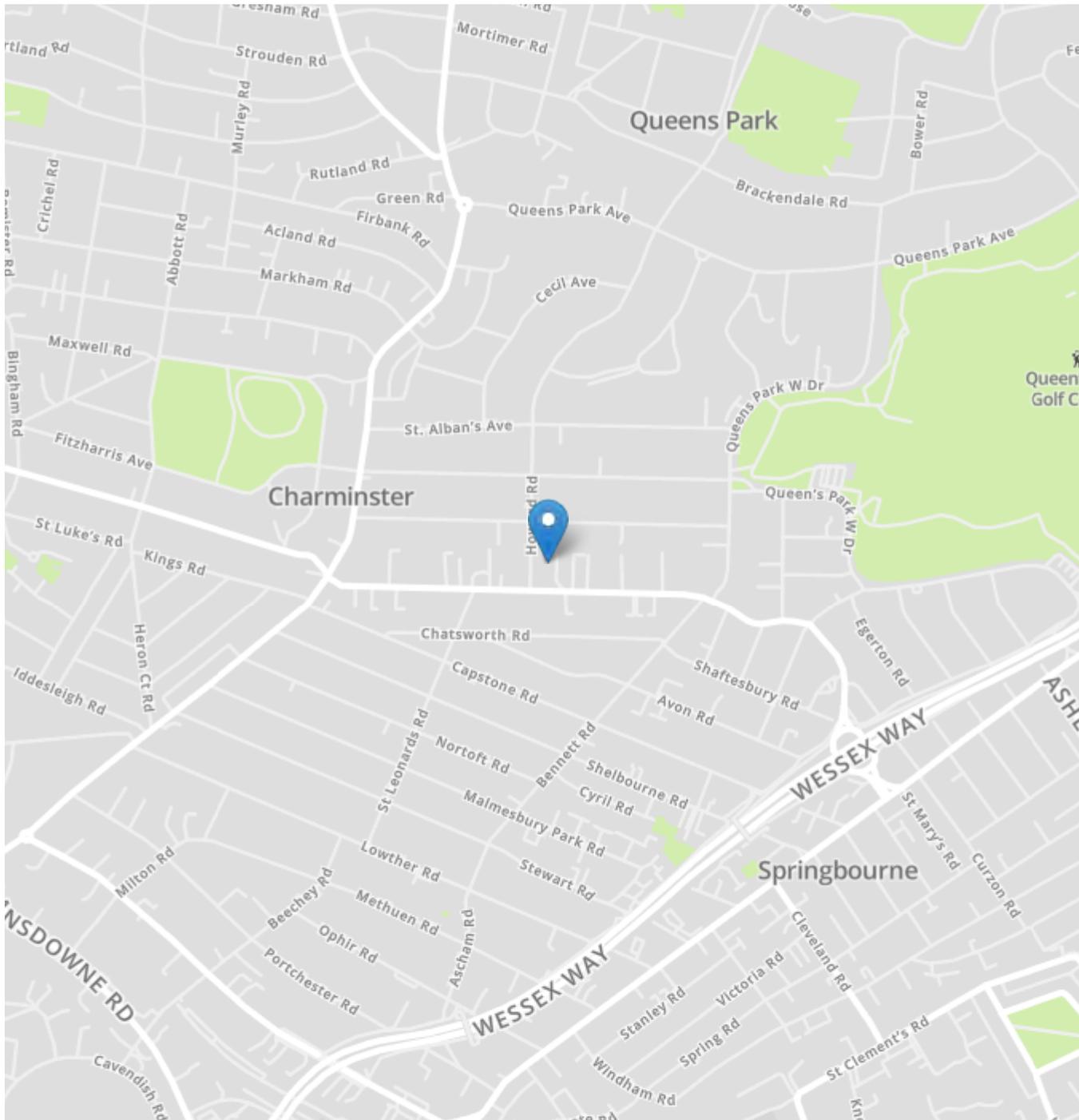


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Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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