



HEARNES
WHERE SERVICE COUNTS

MOND
GATE

Richmond Gate, Richmond Hill, Bournemouth, Dorset, BH2 6LT

LEASEHOLD – GUIDE PRICE - £275,000

A superbly presented two double bedroom 11th floor apartment situated within this landmark development in the heart of Bournemouth Town Centre within easy reach of the award winning sandy beaches and main transport links. The property has been superbly maintained throughout whilst benefitting from two modern bath/shower rooms, balcony offering far reaching town views along with a spacious open plan kitchen/living room. The property further benefits a long lease, secure allocated parking and is offered for sale with no forward chain.

The development is accessed via a secure entry phone system with a superbly maintained communal hallway and lifts providing access to the eleventh floor and entrance to the apartment. On entering the apartment a welcoming hallway with useful storage cupboards provides access to all accommodation. A spacious open plan kitchen/living/dining room leads onto two balconies offering impressive far reaching views across Bournemouth. The kitchen offers a comprehensive range of floor and wall mounted units finished with a matching worksurface and a range of kitchen appliances. The property's two bedrooms are generously sized double rooms with the main bedroom benefitting from fitted wardrobes, a modern fitted ensuite shower room and a further bedroom. The accommodation is complete with a modern fitted family bathroom.

Externally the property is situated in superbly maintained communal grounds whilst the apartment is conveyed with two secure underground parking spaces.

Leasehold - 125 years from 2004
Ground Rent - £137.50 per annum
Maintenance/Service Charge - TBC

EPC: C

COUNCIL TAX BAND: F

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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.





HEARNES
FLOORPLAN TO FOLLOW
WHERE SERVICE COUNTS

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

