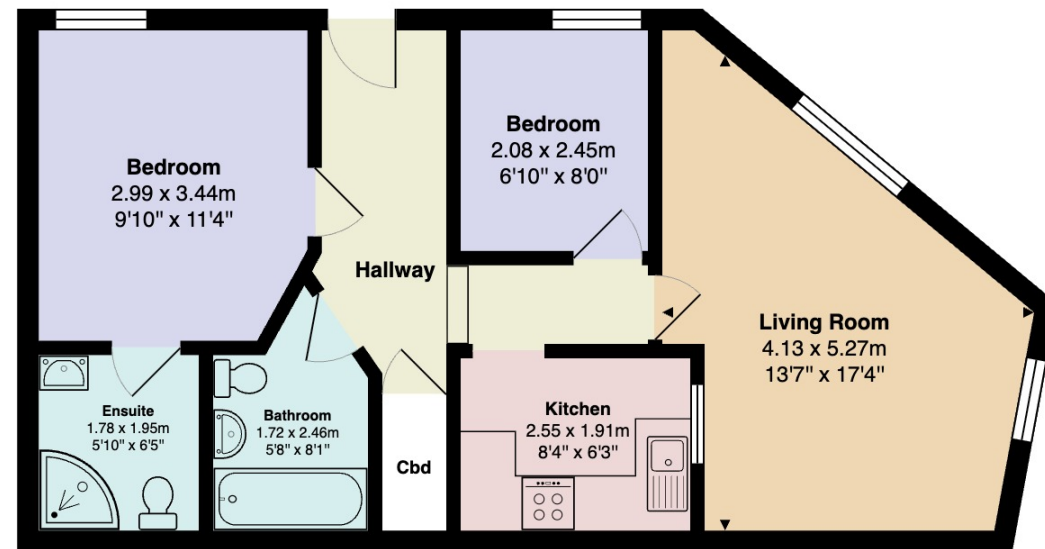


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LINKHOMES
ESTATE AGENTS



Ground Floor

Total Area: 55.0 m² ... 592 ft²

All measurements are approximate and for display purposes only



Flat 7 Richmond Court, 95-101 Bournemouth Road, Poole, Dorset, BH14 0ER Guide Price £165,000

**** NO FORWARD CHAIN ** PERFECT FIRST TIME BUY ** CLOSE TO ASHLEY CROSS **** Link Homes Estate Agents are delighted to present for sale this two bedroom, two bathroom ground floor flat located in the sought-after BH14 postcode. Being sold with no forward chain and benefitting from an array of fine features including two good-sized bedrooms with bedroom one offering a three-piece en-suite, a separate kitchen with space for appliances, a bright and airy living room with space for a dining table, a three-piece bathroom suite, ample storage, a private entrance and an allocated parking space. This is the perfect first time buy!

Richmond Court is located on Bournemouth Road which is centrally-positioned between Penn Hill and Ashley Cross which both offer a variety of independent bars, restaurants, hairdressers, barbers, coffee shops, all within walking distance. Bournemouth's award-winning sandy beaches, as well as Bournemouth and Poole Town Centres, are only a short drive away. The property sits in the catchment for Courthill and Baden Powell schools which are highly in demand in the area. Parkstone Train Station is just 0.6 miles away and connects to the mainline which takes you directly to London Waterloo. Locations don't get much better.

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.





Ground Floor

Entrance Hallway

Coved and smooth set ceiling, downlights, wooden front door to the side aspect, smoke alarm, 'Worcester' combination boiler, radiator, power points, carpeted flooring and fitted coconut matt.

Utility Cupboard

Coved and smooth set ceiling, ceiling light, consumer unit, internet point and vinyl flooring.

Kitchen

Coved and smooth set ceiling, downlights, feature frosted window, wall and base fitted units, tiled splash back, space for a longline fridge/freezer, space for a washing machine, space for an electric hob/oven, power points, extractor fan and vinyl flooring.

Living Room

Coved and smooth set ceiling, downlights, smoke alarm, three wall mounted lights, two radiators, dual aspect UPVC double glazed windows to the front and side, television point, telephone point, power points and carpeted flooring.

Bedroom One

Coved and smooth set ceiling, smoke alarm, downlights, UPVC double glazed frosted window to the side aspect, radiator, power points, en-suite and carpeted flooring.

En-Suite Shower Room

Coved and smooth set ceiling, ceiling light, extractor fan, single enclosed shower, toilet, stainless steel towel rail, part tiled walls, mirrored vanity, sink with under storage, radiator and vinyl flooring.



Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points and carpeted flooring.

Bathroom

Coved and smooth set ceiling, ceiling light, extractor fan, toilet, pedestal sink, mirrored vanity, stainless steel towel rail, panelled bath with a rainfall shower, part tiled walls and laminate flooring.

Outside

Parking

One parking space.

Agents Notes

Useful Information

Tenure: Leasehold

Lease Length: 100 Years Remaining

Ground Rent: Currently £150 per annum, due to increase to £250 per annum in June 2026.

Service Charge: Approximately £1,082.60 per annum including buildings insurance, communal cleaning, communal electricity and window cleaning.

Managing Agents: Mallorie Estates

Rentals are permitted.

Holiday lets are not permitted.

Pets are not permitted.

EPC: C

Council Tax Band: B - Approximately £1,753.85 per annum.

Stamp Duty

First Time Buyer: £0

Moving Home: £800

Additional Property: £9,050