

Richmond Gate

1 Richmond Hill Drive, Bournemouth BH2 6LT

Offers in excess of £250,000

**MAYS**  
ESTATE AGENTS





## Property Summary

Occupying a prime position on the fourth floor of a contemporary development, this beautifully presented two-bedroom, two-bathroom apartment offers the perfect blend of modern living and town-centre convenience, just moments from Bournemouth's award-winning sandy beaches.



## Key Features

- Video entry system for added security
- Lift access to all floors
- Allocated underground parking space
- Short walk to local shops, cafes, transport links, and beaches
- Two double bedrooms
- Two modern bathrooms
- Feature open plan kitchen lifestyle space
- Private balcony terrace
- Sea views



## About the Property

Step inside to discover a spacious entrance hall with ample built-in storage leading into a stunning open-plan living space. The lounge, dining, and kitchen areas are flooded with natural light through large windows, with the added benefit of a private balcony offering distant sea views—ideal for morning coffee or evening relaxation.

The sleek, modern kitchen boasts high-end appliances, stylish cabinetry, and a peninsula breakfast bar, providing the perfect space for both everyday living and entertaining.

Both bedrooms are generously sized and enjoy dual aspect windows and fitted wardrobes. The principal bedroom features a walk-in wardrobe area and a contemporary en-suite shower room, while the second bedroom is served by a modern family bathroom.

Whether you're a first-time buyer, downsizer, or investor, this apartment presents an exceptional opportunity to own a stylish home in one of the South Coast's most sought-after locations.

Tenure: Leasehold - 125 years from 2004

Parking: One allocated space

Service charge: £1816.71 per annum    Ground rent: £325 per annum

Council Tax Band: E (BCP Council)

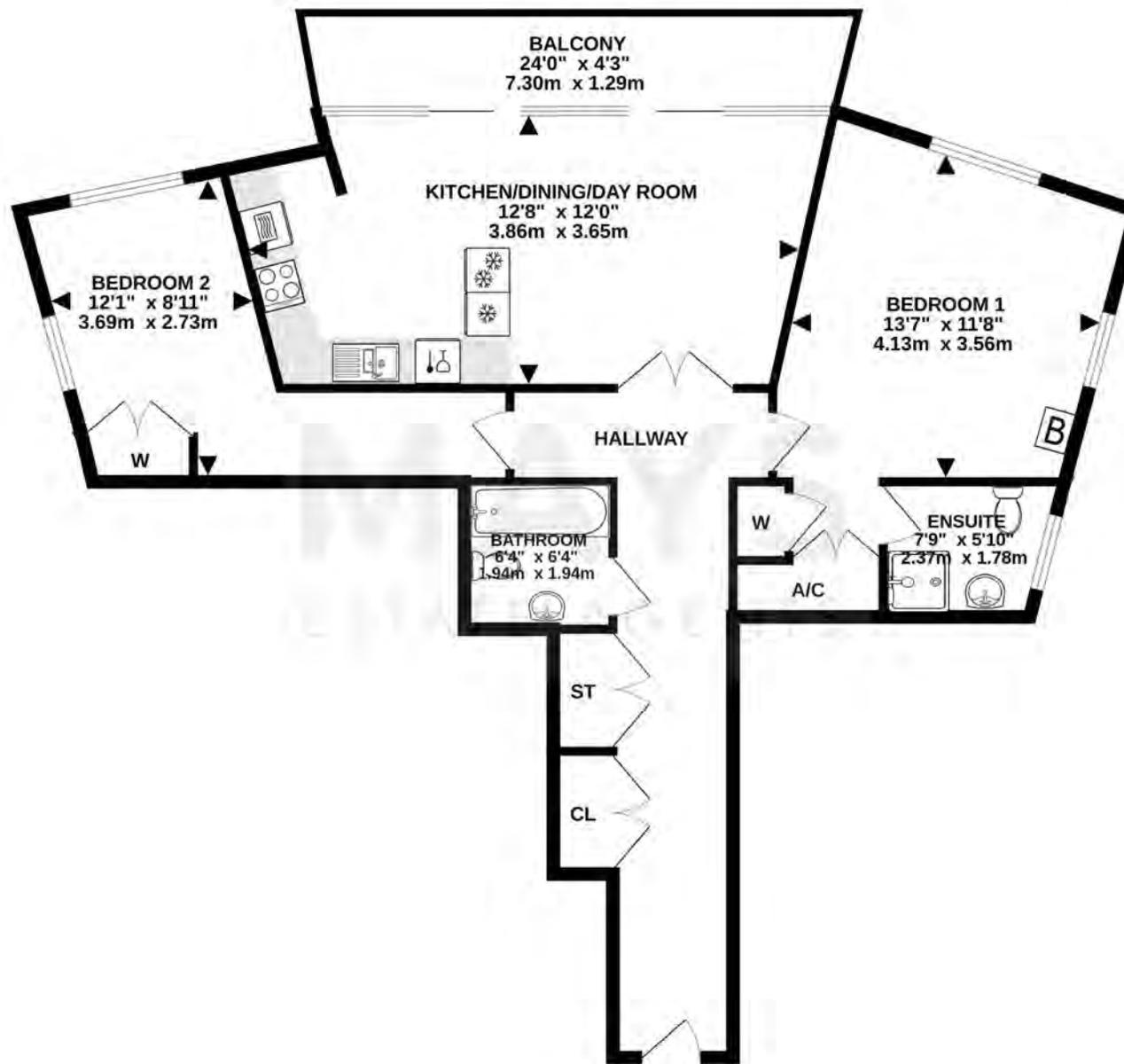


INCLUDING BALCONY

TOTAL FLOOR AREA: 1034 sq.ft. (96.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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. Bournemouth Town Centre with its parade of shops, perfect for some retail therapy, multiple restaurants for fantastic dining, and Bournemouth's new BH2 complex, plus the premier facilities of the superb West Hants Tennis and Leisure Club and Meyrick Park golf course are all close by.

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.

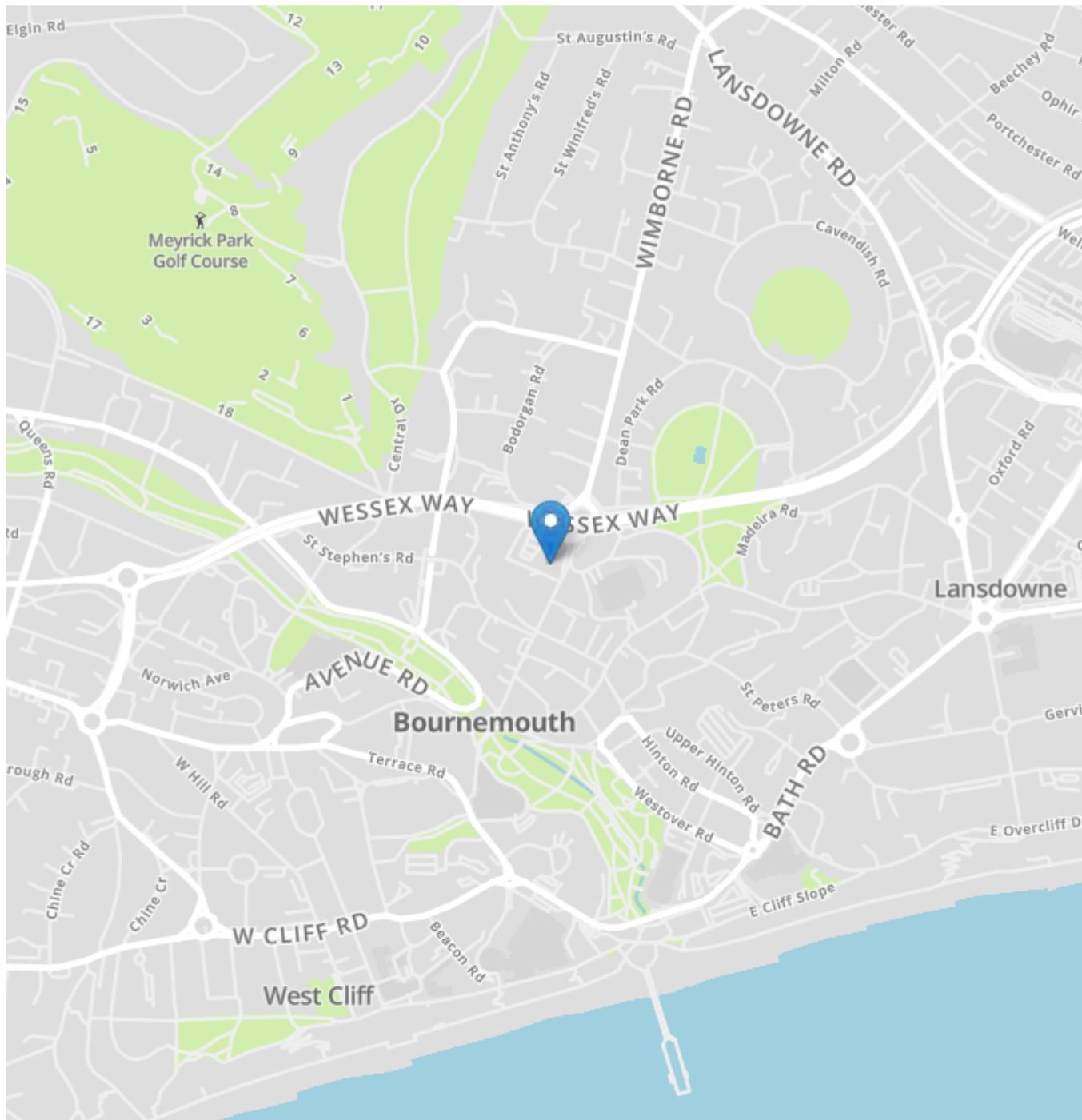


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

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 so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**IMPORTANT NOTICE**

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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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