



HEARNES
WHERE SERVICE COUNTS

A superbly presented second floor apartment located within a sought after town centre development. Richmond Gate is a landmark development within Bournemouth having been finished to the highest standard throughout with three passenger lifts and secure gated underground parking. It is within walking distance of High Street Shops, bars and restaurants, Bournemouth Pier and award winning sandy beaches. The apartment lies near main transport hubs including easy access to the motorway, mainline train station direct to London Waterloo and only 6 miles distant to Bournemouth International Airport. It is offered with no forward chain.

A secure intercom system gives access to a refurbished and well maintained communal reception area with three lifts and staircase to rising all floors. The apartment is on the second floor and upon entering, a hallway gives access to all accommodation as well as to two useful storage cupboards. There is an impressive open plan living/dining/kitchen area with floor to ceiling windows and sliding doors giving access to the spacious balcony. The kitchen area is fitted with a range of base and eye level units to include integrated electric oven, gas hob, microwave, dishwasher, washing machine and fridge/freezer. The bedroom is a generous double room with twin built in wardrobes. The bathroom is fitted with a modern suite comprising a bath with shower over, WC and wash hand basin.

The apartment further benefits from an allocated secure parking space which is accessed via an electronic entrance gate. We do believe that this makes an ideal first time purchase or buy to let investment and an internal viewing is highly recommended.

Leasehold: 99 years remaining

Maintenance charge approximately £2,000.00 per annum to include buildings insurance. Sinking fund in place

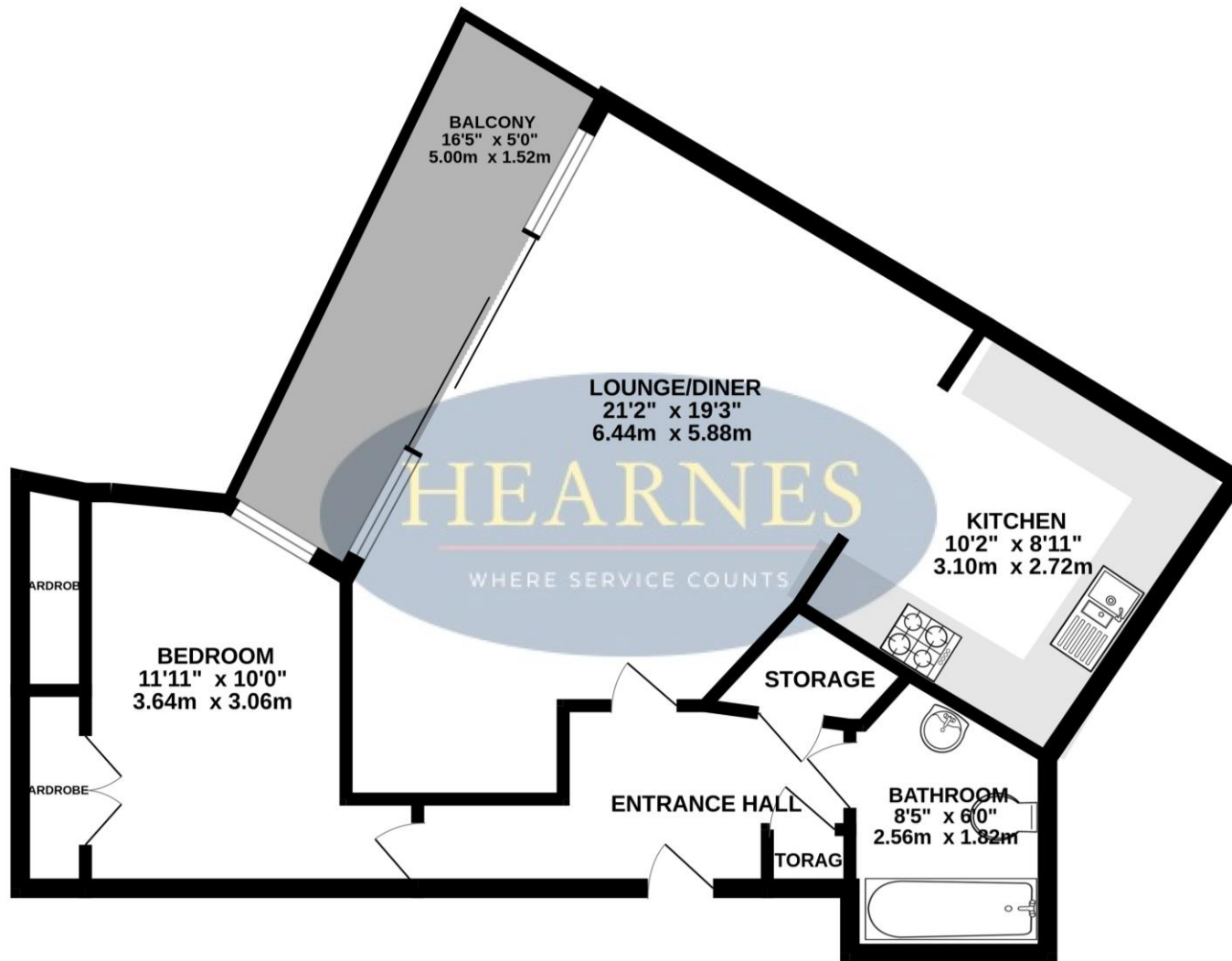
Ground rent £250 per annum

COUNCIL TAX BAND: C

EPC RATING: B

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





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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

