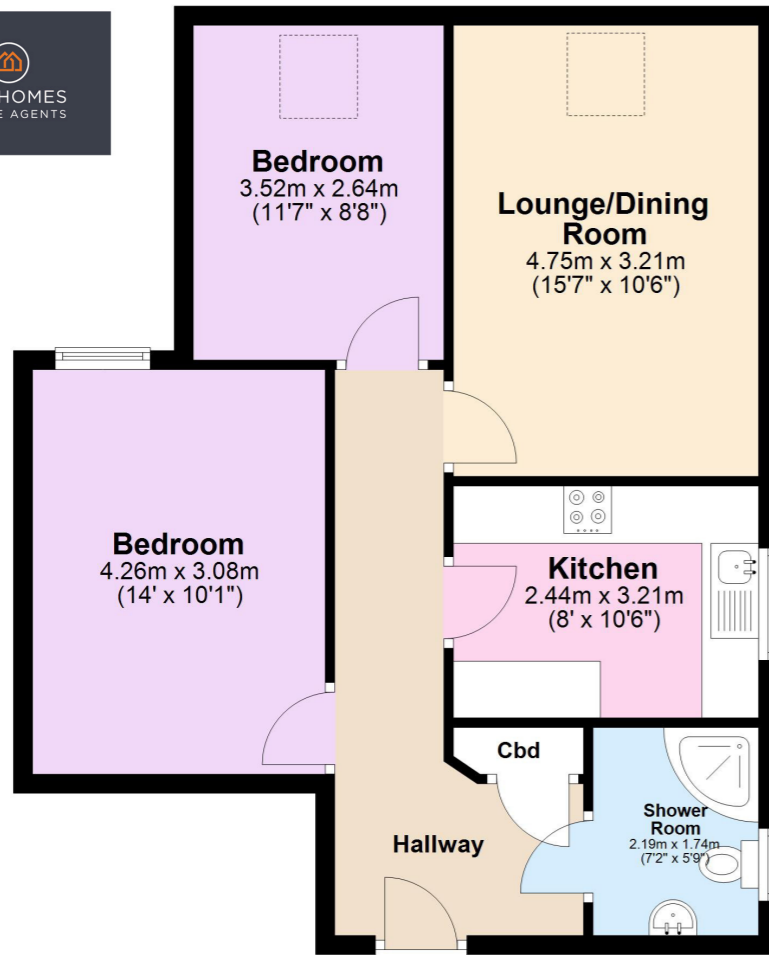
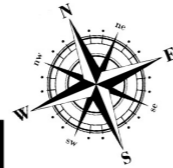


Second Floor



Total area: approx. 61.6 sq. metres (662.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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.
Plan produced using PlanUp.

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.



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**** PERFECT FIRST TIME BUY ** ALLOCATED PARKING ** LONG LEASE **** Link Homes Estate Agents are delighted to offer for sale this immaculately-presented two bedroom, one bathroom, second floor apartment in the heart of BH8. Constructed in 2004 and located in a block of just seven apartments, this property offers an array of standout features including two double bedrooms, a modern separate kitchen with a breakfast bar with room for bar stools, a separate living room with space for a dining table, a stylish three-piece bathroom suite, ample storage, a long lease and an allocated parking space. This is a must-view to appreciate the space and accommodation on offer!

Richmond Park Road is ideally-located in the heart of Charminster offering an array of shops, restaurants, barbers, cafes, bars and many other convenient amenities. Bournemouth Town Centre is easy to reach along with the award-winning sandy blue-flag beaches that come with it. The Bournemouth Wessex Way is very closeby and gives direct access to the M27 motorway with London roughly just 2-hour 30 minutes commute. There are also main line train routes from Bournemouth Train Station to London Waterloo. A truly great location to live!



Second Floor

Entrance Hallway

Coved and smooth set ceiling, ceiling light, loft hatch, smoke alarm, wooden front door, entry-phone system, storage cupboard with shelving, consumer unit and a rail, radiator, power points and carpeted flooring.

Kitchen

Smooth set ceiling, ceiling lights, UPVC double-glazed frosted window to the side aspect, wall and base mounted units, four-point gas hob, overhead stainless steel extractor fan, integrated oven, one and half bowl composite sink with drainer and stainless steel mixer taps, tiled splashback, power points, space for a longline fridge/freezer, space for a washing machine, breakfast bar with room for bar stools, radiator, combination boiler and vinyl flooring.

Living Room

Smooth set ceiling, ceiling light, double-glazed wooden Velux-style window to the rear aspect, radiator, television point, power points and carpeted flooring.

Bedroom One

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

Bedroom Two

Smooth set ceiling, ceiling light, double-glazed wooden framed Velux-style window to the rear aspect, radiator, power points and carpeted flooring.



Bathroom

Smooth set ceiling, ceiling light, extractor fan, UPVC double-glazed frosted window to the side aspect, part tiled walls, double enclosed waterfall shower with additional shower head, toilet, pedestal sink with tiled splashback, longline towel rail, wall-mounted storage with mirror and vinyl flooring.

Parking

Allocated parking space.

Useful Information

Agent's Notes

Tenure: Leasehold

Lease Length: Approximately 169 years remaining

Ground Rent: £309.41 per annum

The Ground rent will increase in 2046 in accordance with the Index of Retail Prices Service Charge: Approximately £1,875 per annum

Management Company: Burns Hamilton EPC: C

Council Tax Band: B - Approximately £1,866.67 per annum.

Rentals are permitted

Holiday lets are not permitted

Pets are not permitted

Stamp Duty

First Time Buyer: £0

Moving Home: £1,700

Additional Property: £12,200