



RICHMOND PARK AVENUE, BOURNEMOUTH, DORSET, BH8

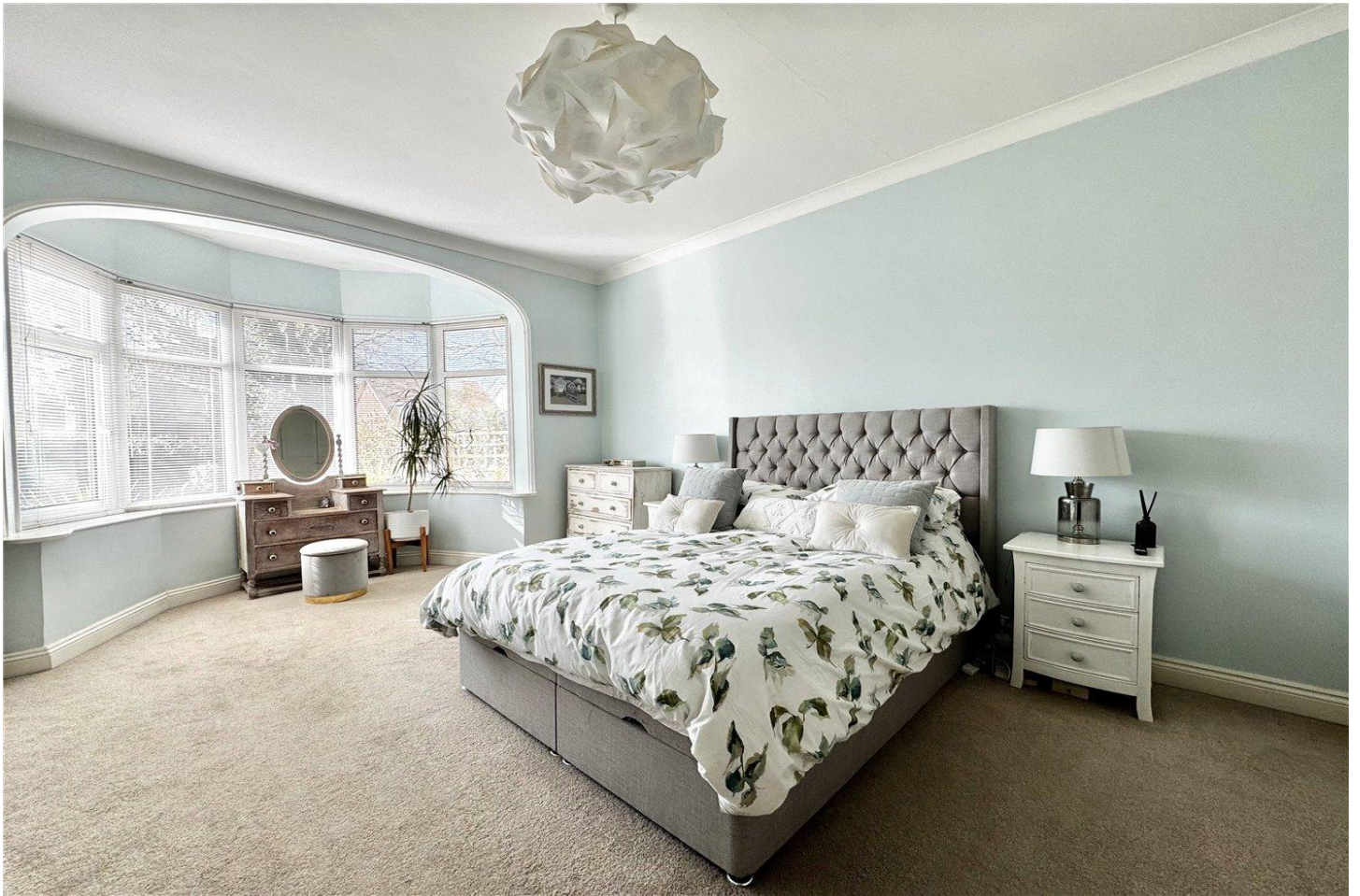
£385,000 LEASEHOLD

This ground floor garden apartment is situated within a character converted gentleman's residence of just three properties. Offering spacious well appointed accommodation combining original features with contemporary living.

Ground floor | Two double bedrooms | Large lounge & sun room | Two modern bathrooms | Well equipped kitchen | Access to front & rear gardens | Private entrance | Off road parking

Westbourne | 01202 767633 |

Winkworth



LOCATION

Queens Park is a beautiful suburb of Bournemouth. Surrounded by protected trees and benefiting from a mature and challenging former championship golf course. There are excellent local schools and superb local amenities.

Bournemouth is a coastal resort known for having miles of sandy beaches, Victorian architecture and a buzzing nightlife. Also nearby is Poole Harbour which is the largest natural harbour in the Europe sitting 2 miles from Sandbanks.

The property has easy access to the A338 which gives direct access to the M27 & M3 motorway with London just 1 hour 30 minutes commute. There is also a main line train route from Bournemouth railway station which connects to London Waterloo. An easy 20 minute drive to the New Forest.



DESCRIPTION

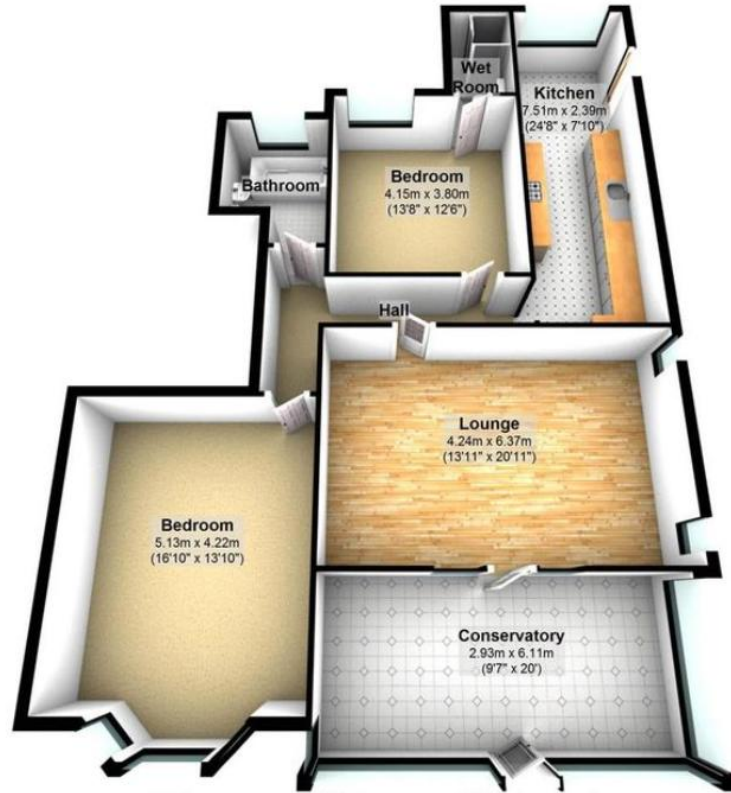
Located in the vibrant town of Bournemouth, this ground floor garden apartment offers a spacious and modern living space. Boasting two double bedrooms, a large lounge with a sun room, two modern bathrooms, and a well-equipped kitchen, this property is perfect for those seeking comfort and convenience.

With access to front and rear gardens and off-road parking, this property provides ample space for outdoor relaxation and secure vehicle storage. Situated close to Queens Park and a golf club, residents can enjoy the tranquillity of green spaces while still benefitting from good transport links and easy access to Bournemouth town centre.

Covering 1280 sq/ft, this property is in excellent condition and is ideal for those looking to purchase their new home.

Please note that whilst only this flat has access to the front and rear garden they are not classed as private and are not conveyed on the property title.

Ground Floor
Approx. 118.9 sq. metres (1280.2 sq. feet)



Total area: approx. 118.9 sq. metres (1280.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan includes any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 532500)
Plan produced using PlanUp.

If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: C

TENURE: Leasehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: As & when basis

AT A GLANCE

- Ground floor
- Two double bedrooms
- Large lounge & sun room
- Two modern bathrooms
- Well equipped kitchen
- Access to front & rear gardens
- Private entrance
- Off road parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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