



RICHMOND GATE, RICHMOND HILL DRIVE, BOURNEMOUTH, BH2

£250,000 LEASEHOLD

A bright and spacious two bedroom second floor apartment which is situated in a popular purpose built town centre development. The shops, bars and restaurants of Bournemouth are a short walk away as is the award winning beach. The property presents well with modern accommodation throughout and is offered with vacant possession.

Purpose built | Second floor | Two double bedrooms | Two modern bathrooms | Large lounge diner | Contemporary kitchen | Underground parking

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

The apartment is situated on the second floor which can be accessed via a lift or stairs through well presented communal hallways. A private front door leads into the entrance hall which houses two large storage cupboards and doors to principal rooms.

The bright & spacious lounge diner is a particular feature of the property enjoying dual aspect windows and access onto the balcony via a sliding patio door. The modern kitchen is open plan to the lounge and benefits from a range of base and eye level work units with integrated appliances.

There are two good size double bedrooms both with fitted wardrobes and the added benefit of a private balcony and ensuite shower room to the master bed. The family bathroom comprises of a contemporary suite to include a wc, wash hand basin and panelled bath with shower above.

An underground car parking space is conveyed with the property.



TOTAL APPROX. FLOOR AREA 743 SQ.FT. (69.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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: D

TENURE: Leasehold 104 years remain

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2800 per annum £275 per annum ground rent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90+)	A		
(81-91)	B	81	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

AT A GLANCE

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