



154-156 Richmond Park Road

Charminster, Bournemouth, BH8 8TW

Asking Price £164,950



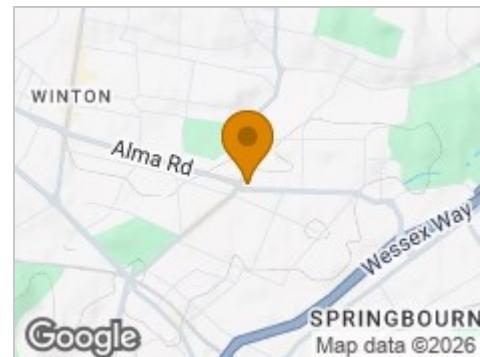
Road Map



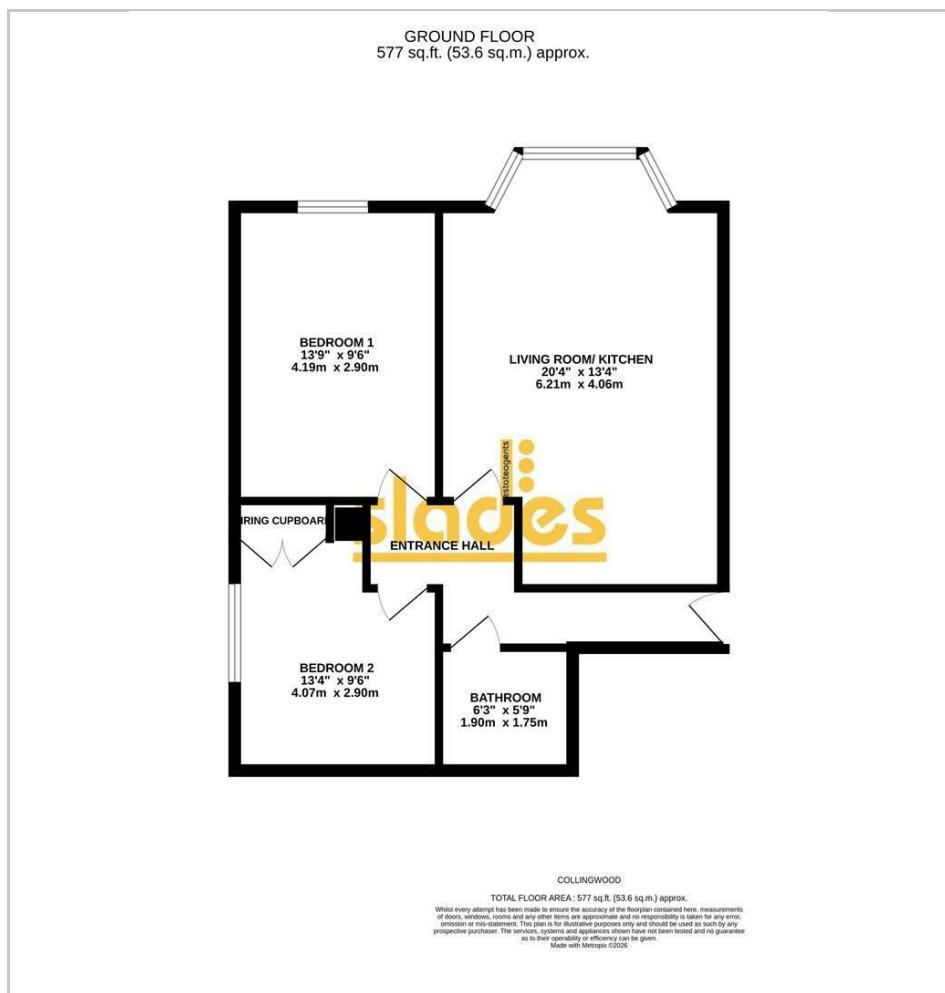
Hybrid Map



Terrain Map



Floor Plan



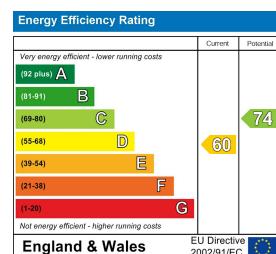
- BRIGHT AND SPACIOUS GROUND FLOOR FLAT
- 2 DOUBLE BEDROOMS
- RECENTLY REFURBISHED
- NO FORWARD CHAIN
- 2 PARKING SPACES
- VIEWING HIGHLY RECOMMENDED

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

A bright, spacious and recently modernised 2 double bedroom GROUND FLOOR apartment close to Charminster high street offered for sale with NO FORWARD CHAIN



The accommodation with approximate room sizes comprises of a well presented communal entrance hall with uPVC porch and door entry phone. Flat 4 is located on the ground floor and has a solid wooden fire door leading to the

ENTRANCE HALL

with inset LED spotlights, door entry phone and doors to

OPENPLAN KITCHEN / LIVING ROOM

with inset LED spotlights, feature uPVC double glazed bay window to the front elevation, convection radiator and hard wired smoke/ heat alarm. Recently installed high gloss finished kitchen comprising of matching wall and base level cabinets with rolled top working surfaces and tiled splashbacks incorporating a 1 ¼ bowl single drainer stainless steel sink with chrome monoblock tap over. Built in four ring 'Zanussi' halogen hob and under counter electric oven with extractor hood over. Space and plumbing for automatic washing machine and under counter fridge / freezer.

BEDROOM ONE

with inset LED spotlights, convection radiator with thermostatic valve and uPVC double glazed window to the front elevation.

BEDROOM TWO

with LED inset spotlights, convection radiator. uPVC double glazed window to the side elevation and recessed storage cupboard also housing the Ariston gas combination boiler and further shelf / storage space.

SHOWER ROOM

with extractor unit, inset LED spotlights and fully tiled

walls. Ceramic tiled floor and chrome heated towel rail. Modern recently installed suite comprising of a close couple WC with dual central flush, pedestal wash hand basin with chrome monoblock tap and fitted wall mirror over. Large walk in corner shower cubicle with retracting glazed screens and wall mounted thermostatically controlled dual head shower valve.

OUTSIDE

The flat benefits from 2 parking spaces, one is a visitor space which is monitored with parking permits.

MAINTAINANCE the current charge is approximately £550 every 6 months

LEASEHOLD the flat will be sold with the benefit of a recently extended 999 YEAR lease with zero ground rent

