



Roberts

Sales, Lettings & Block Management

GROUND FLOOR GARDEN FLAT

£170,000



Richmond Wood Road, Queens Park, Bournemouth, BH8 9DH

- **47 Square M' / 506 Sq' Ft**
- **One Double Bedroom**
- **Private Entrance**
- **Modern Kitchen & Bathroom**
- **Shared Garage / Store**
- **Private Southerly Garden**
- **Vacant Possession, Chain Free**

- **Leasehold**
- **158-Years Remaining**
- **Ground Rent = Peppercorn**
- **Maintenance as-and-when**
- **50 / 50 Split**
- **GCH, UPVC DG, EPC D**
- **Council Tax Band B**

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

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Shared access pathway to the side of the property leads to a side aspect composite glazed private entrance door. This leads via porch with wood laminate flooring & secondary frosted glazed door into:

Kitchen: **14' 5 x 9' 5 / 4.39m x 2.87m (approx')**.
Papered ceiling with railed ceiling light point. UPVC double-glazed window to side aspect. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with electric hob. Space and plumbing for washing machine and space for fridge/freezer. Storage cupboard housing gas central heating combination boiler. Double doored shelved storage cupboard. Splash back tiling and wood laminate flooring. Arch to:

Lounge / Diner: **13' 5 x 12' 4 / 4.09m x 3.76m (approx')**. Coved and papered ceiling with ceiling light point and picture rail. UPVC double-glazed window to rear aspect. Two double panelled radiator and television / media point. Door to:

Bedroom: **14' 8 x 12' 7 / 4.47m x 3.84m (approx')**.
Coved and papered ceiling with ceiling light point and picture rail. UPVC double-glazed windows to front aspect. Single panelled radiator.

Bathroom & Cloakroom: **9' 5 x 5' 8 / 2.87m x 1.73m (approx')**.
Cloakroom area separate but accessed via bathroom. Plain coved ceiling with two ceiling light points. Two UPVC double-glazed frosted window to rear aspect. Panelled bath with shower mixer tap. Pedestal wash hand basin with mixer tap and low-level WC. Ladder style heated towel rail. Wood laminate flooring.

Rear Garden: Private rear garden to a southerly aspect with fenced boundaries. Comprises of lawn, easy grass and wood decking with built in seating.

Shared Garage: Having up-and-over door with power and light. Shared with neighbour for storage (no vehicular access).

Tenure: **Leasehold (158-years remaining on lease)**
Charges: **Maintenance: 50/50 on an as and when basis. Ground Rent: Peppercorn**
Council Tax: **Band B**





