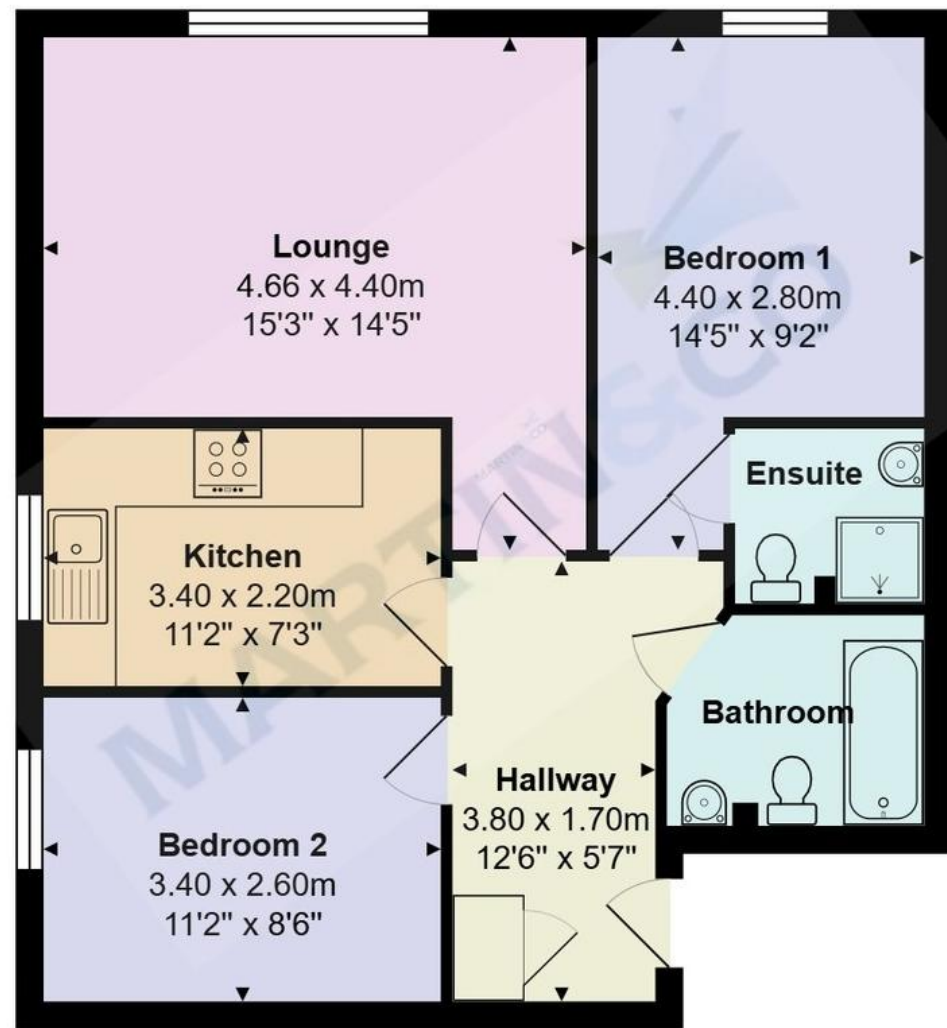


Property Location

Charminster is a vibrant Bournemouth suburb offering excellent transport links, diverse cafés, restaurants and local shops. Popular with families and professionals, it combines character homes with modern amenities and provides easy access to the town centre, beaches and Bournemouth University.



Total Area: 59.1 m² ... 636 ft²

All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Richmond Park Road, Bournemouth

Asking Price Of £210,000

Martin & Co Bournemouth

192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>





Key features:

- No Forward Chain
- Large Accommodation
- Two Bedrooms
- Allocated Parking
- Ground Floor
- Two Bathrooms
- En-Suite Shower
- Modern Bathroom
- Secure Intercom
- Contemporary Kitchen
- Sought-After Location



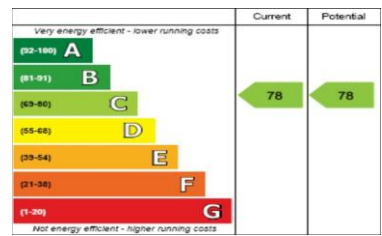
Why you'll like it

A superbly presented two double bedroom, two bathroom, ground floor apartment, ideally situated in the highly sought-after Charminster area of Bournemouth. Offering spacious and well-planned accommodation throughout, this attractive home benefits from an allocated parking space and represents an excellent opportunity for first-time buyers, professionals, downsizers or buy-to-let investors.

The accommodation comprises a welcoming entrance hall leading to a generous open-plan living and dining room, providing an ideal space for both relaxing and entertaining. The modern fitted kitchen is well-appointed with a comprehensive range of wall and base units, ample worktop space and integrated appliances.

The principal bedroom is a spacious double and benefits from a stylish en-suite shower room, while the second double bedroom is equally well-proportioned and is served by a contemporary family bathroom finished to a high standard. Further benefits include double glazing, gas central heating, allocated off-road parking and well-maintained communal areas.

Perfectly positioned within easy reach of Charminster's vibrant high street, offering an excellent selection of independent cafés, restaurants, shops and local amenities, the property is also conveniently located for Bournemouth Town Centre, the award-winning beaches and excellent transport links.



Agent's Notes:
 Tenure: Leasehold
 Remaining Lease: 104 Years
 Ground Rent: £150 per annum
 Maintenance: Approx £825 per annum
 Chain: No Forward Chain
 Floor: Ground Floor
 Parking: Allocated Parking Space
 Pets: Not Permitted
 Holiday Lets: Not Permitted
 Tax Band: C
 EPC Rating: C

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

