



RICHMOND GATE, RICHMOND HILL DRIVE, BOURNEMOUTH, DORSET, BH2

OFFERS IN EXCESS OF £270,000 LEASEHOLD

A beautifully presented two bedroom two bathroom six floor apartment located within Bournemouth town centre. The apartment benefits from a stunning open plan kitchen/living room, allocated off road parking as well as a balcony and sea views beyond

Sixth Floor | Two Double Bedrooms | Two Bathrooms | Modern Fittings |
Balcony | Sea Views | Allocated Parking

Westbourne | 01202 767633 |





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.



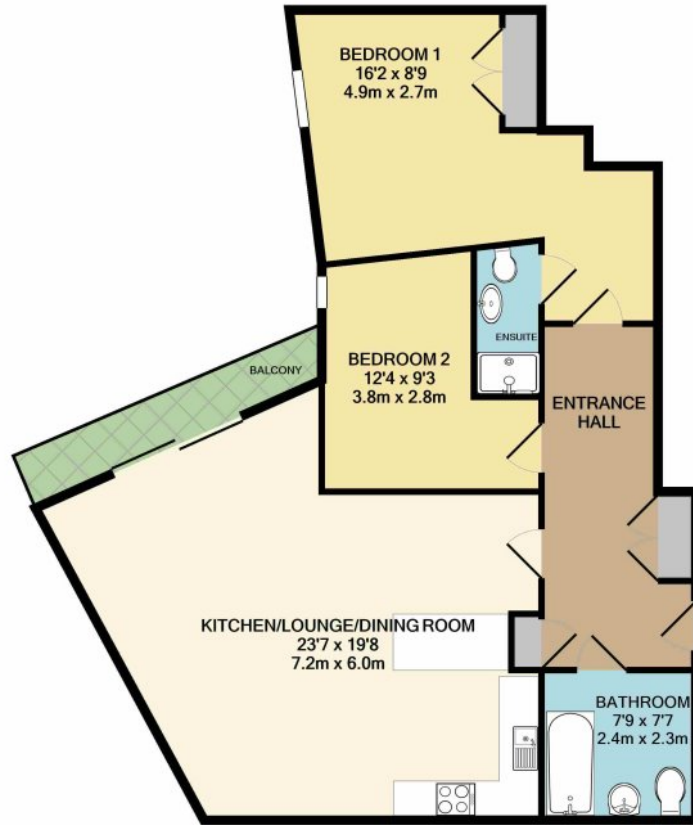
DESCRIPTION

The property is situated on the sixth floor and is accessed via a lift or stairs through very well presented communal hallways which have recently been refurbished. A private front door then leads into the entrance hall which houses two storage cupboards and doors to principal rooms.

The lounge diner is a particular feature of the property being an especially good size having ample room for a dining table and enjoying views over the town as well as a sea view beyond from the balcony. The kitchen is open plan to the lounge and is fitted with a range of base and eye level contemporary work units with integrated appliances and a breakfast bar.

There are two bedrooms, the master of which has the added benefit of a modern en suite shower room and fitted wardrobe. The second bedroom is currently used a home office space with room for a bed if required. The main family bathroom is beautifully tiled and comprises bath/shower, WC and wash hand basin.

A secure underground parking space is conveyed with the property where there is also a bike storage area.



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

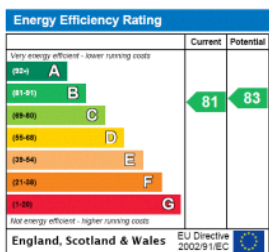
TENURE: Leasehold – 106 Years

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £2200 per annum £250 GR

AT A GLANCE

- Sixth Floor
- Two Double Bedrooms
- Two Bathrooms
- Modern Fittings
- Balcony
- Sea Views
- Allocated Parking



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Winkworth