



**EDWARD COURT, RICHMOND PARK ROAD, CHARMINSTER, BOURNEMOUTH, DORSET, BH8**

**£240,000 LEASEHOLD**

This top floor two double bedroom, two bathroom purpose-built apartment is situated in a popular and convenient location and is presented in excellent order throughout. With the fantastic range of leisure and shopping facilities and bars, restaurants and coffee shops in Bournemouth town centre being nearby along with the award-winning sandy beaches as well as Charminster High Street being within walking distance, this is an excellent opportunity to acquire a modern spacious flat in a superb location.

Two double bedrooms | Bathroom & en-suite | Top (second) floor |  
Modern open plan lounge kitchen | Spacious accommodation throughout  
| Superb location | Off road 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

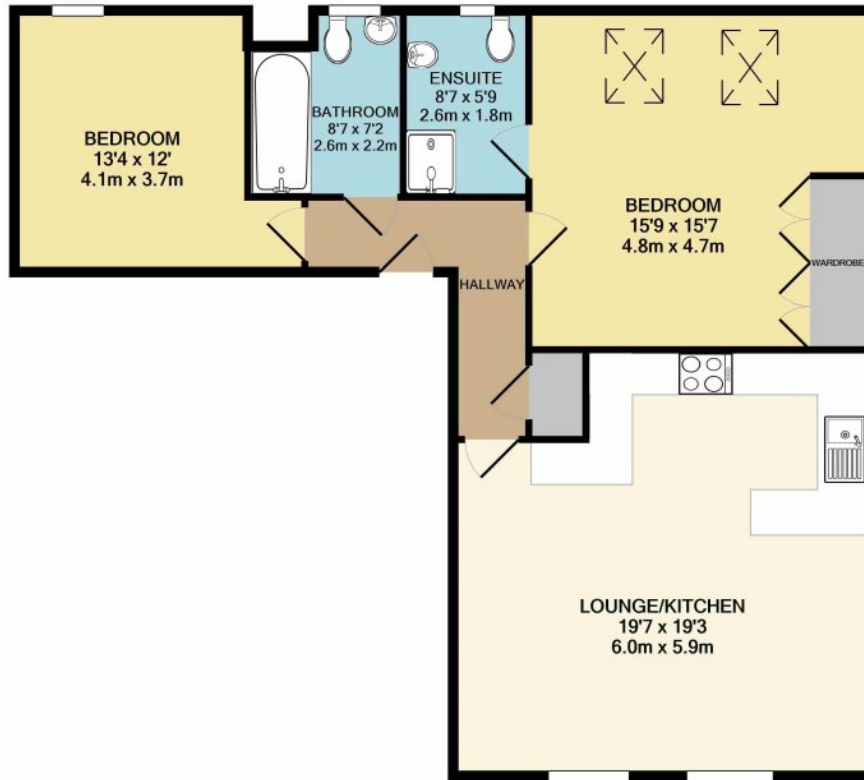
The property is accessed through well maintained communal entrance hallways where the property can be found on the top (Second) floor.

The entrance hallway provides access to all principal rooms. The lounge is open plan to the kitchen and is a very spacious room measuring almost 6 m x 6 m. The lounge area has plenty of space for a sofa suite as well as a dining table and chairs and is an incredibly bright room with a number of rooflight windows. The kitchen area offers an extensive range of both floor and wall mounted cupboard and drawer units with adjoining work surface areas, a selection of quality appliances and a breakfast bar.

The master bedroom is another bright and spacious room with a range of double built-in wardrobes and an en-suite shower room comprising a corner shower cubicle, a low level WC and pedestal wash hand basin. The second bedroom is another double room with plenty of space for a double bed and wardrobes if required.

There is an additional family bathroom which includes a panel enclosed bath with shower attachment, a low level WC and pedestal wash hand basin.

Outside, there is one allocated parking space.



TOTAL APPROX. FLOOR AREA 915 SQ.FT. (85.0 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:** C

**TENURE:** Leasehold – 109 Years

**LOCAL AUTHORITY:** BCP Council

**SERVICE CHARGE:** £956 per annum £300 GR

## AT A GLANCE

- Two double bedrooms
- Bathroom & en-suite
- Top (second) floor
- Modern open plan lounge kitchen
- Spacious accommodation throughout
- Superb location
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