

EDWARDS
ESTATE AGENTS



RICHMOND HILL GATE
BOURNEMOUTH, BH2 6LT



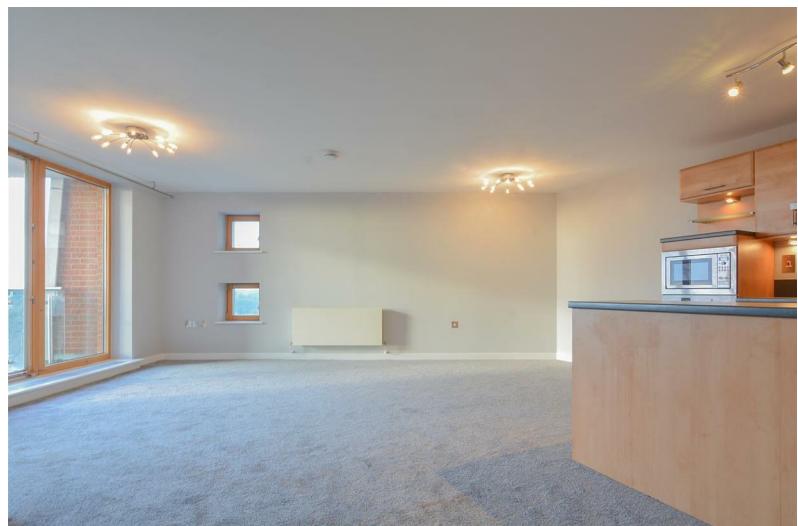
GUIDE PRICE £250,000

- 6TH FLOOR TOWN CENTRE APARTMENT
- OPEN PLAN KITCHEN/DINING/SITTING ROOM
- 2 DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM TO THE MASTER
- WESTERLY FACING BALCONY
- FAR REACHING VIEWS
- VIDEO ENTRY PHONE SYSTEM
- SECURE PRIVATE GATED PARKING
- AWARD WINNING SANDY BEACH & PIER APPROX. ½ MILE AWAY
- GOOD COMMUTER LINKS

This apartment commands fantastic and interesting far reaching westerly views over Bournemouth toward Westbourne. Features include two well-proportioned double bedrooms, the master encompassing a generous built-in wardrobe and ensuite shower room, a westerly facing balcony, a modern family bathroom, video entry phone system and secure parking.

The property further benefits from a fitted kitchen with oven, hob, filter hood, dishwasher, washer / dryer and fridge and freezer. The double aspect open plan kitchen/dining/living room offers a very light and spacious living space. This apartment and main balcony are perfectly positioned to enjoy the summer firework displays at Poole Quay.

Richmond Hill Gate is a Town Centre development of ninety apartments. It dominates a position at the top of Richmond Hill allowing this apartment superb elevated views of



Bournemouth, the sea and beyond. Bournemouth's famous award winning sandy beach and Pier are approximately half a mile away with the train and bus station being within one mile.

Additional Information

Agents Note: The vendor has never occupied the residence and has limited knowledge of the apartment – we recommend anybody interested to do their own research

Energy Performance Rating: B

Council Tax Band: D

Tenure: Leasehold – 125 with 103 years approximately remaining

Annual Ground Rent: £275 approx which does increase

Annual Service Charge £2,946 approx

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Communal car park allocated space

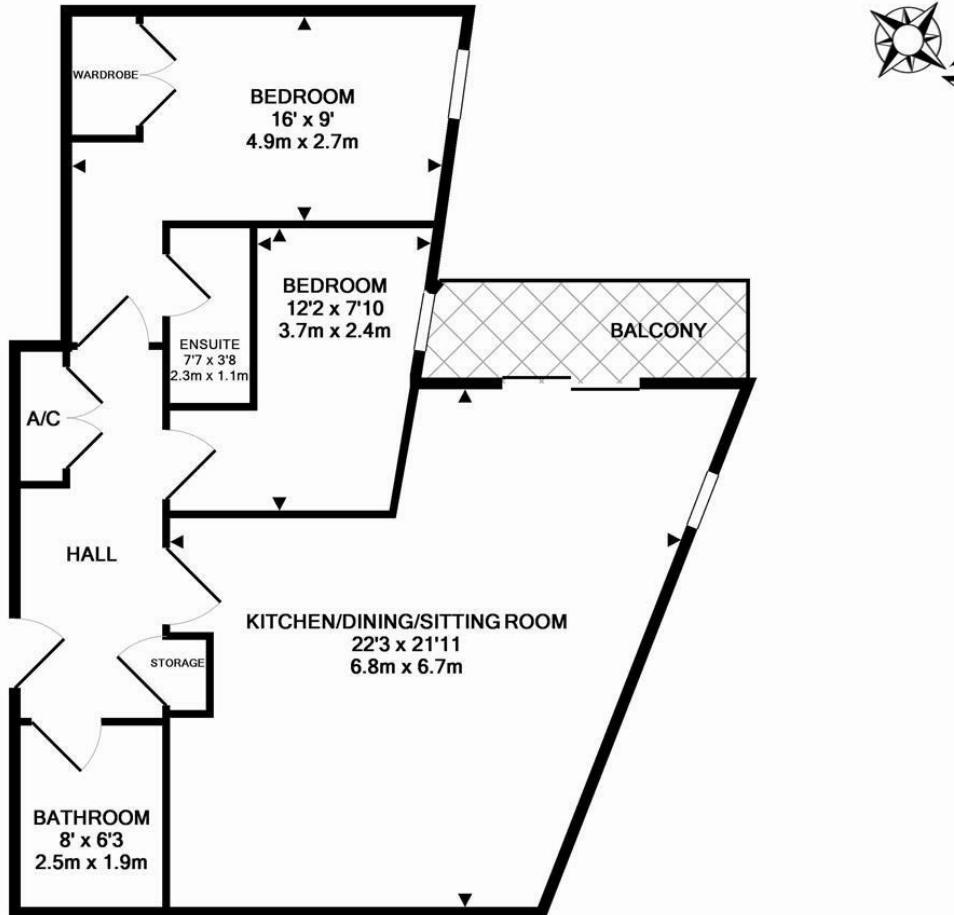
Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website





TOTAL APPROX. FLOOR AREA 842 SQ.FT. (78.2 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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Ferndown Office

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