



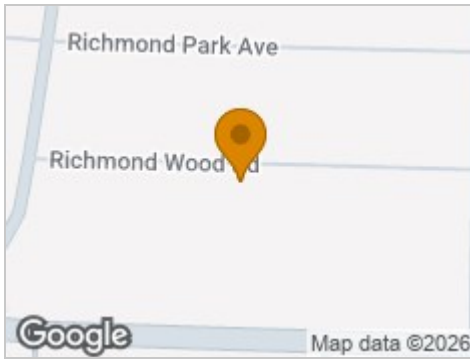
18A Richmond Wood Road

Queens Park, Bournemouth, BH8 9DH

Offers In Excess Of £250,000



Road Map



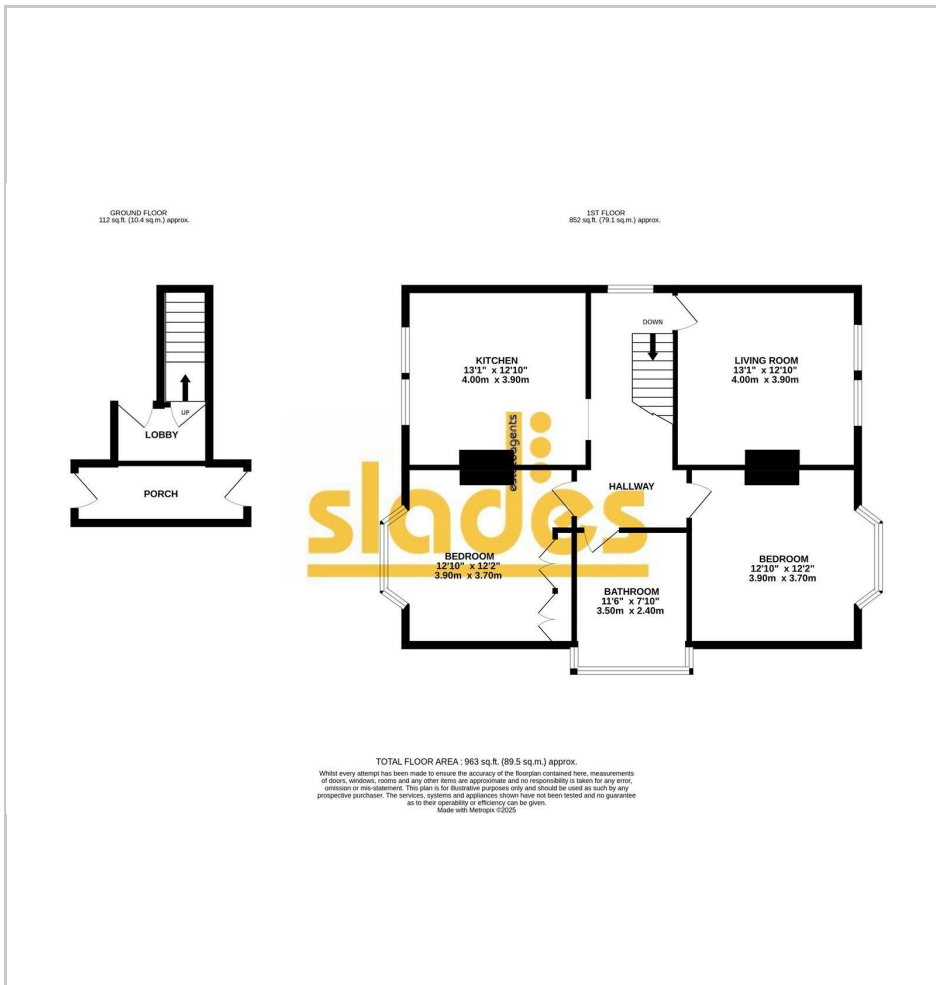
Hybrid Map



Terrain Map



Floor Plan



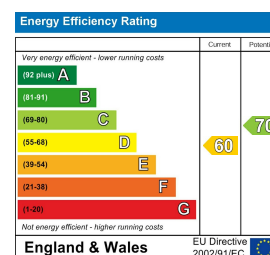
- Character 1st floor converted apartment in sought after location
- Over 900sqft of accommodation
- 2 large double bedrooms
- Large kitchen/ diner
- Large bathroom
- Gas central heating
- uPVC double glazing
- Good sized SOUTH FACING private garden
- Viewing essential to appreciate
- Sole Agents

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**** VENDOR SUITED ** A bright and very spacious 2 DOUBLE BEDROOM first floor apartment with PRIVATE GARDEN within this sought after residential location.**



The accommodation with approximate sizes comprises of a feature shared side entrance porch with further doors to both the ground floor and first floor flats, this also provides access to the rear garden. Useful cloaks hanging space, moulded ceiling cornice and pendant light. Stairs to

Bright and spacious first floor landing with deep moulded ceiling cornice, pendant light, radiator with thermostatic valve and low level cabinet housing the electricity consumer unit. Laminate wooden floor and large picture window to the side elevation. Doors to

LIVING ROOM

with deep moulded ceiling cornice and central pendant light, feature brick built fireplace surround with wooden mantel over and two uPVC double glazed windows overlooking the rear garden. Modern vertical radiator and continuous laminate flooring.

KITCHEN

having inset spotlights and access to loft space. Ceramic tiled floor and two uPVC double glazed windows to the front elevation. Extensive range of wall and base level cabinets with contrasting colours, rolled top working surfaces incorporating a 1 ¼ bowl single drainer stainless steel sink with chrome mixer tap over. Space for freestanding gas or electric cooker with stainless steel splashback and chimney style extractor hood over. Space and plumbing for washing machine, tumble dryer and dishwasher and full height fridge freezer. Ceramic tiled floor. Useful dining area.

BEDROOM ONE

with moulded ceiling cornice and pendant light,

picture rail and radiator with thermostatic valve. Continuous laminate wood flooring. Extensive range of full height floor to ceiling wardrobes with bulkhead storage cupboards over and uPVC double glazed bay window to the front elevation.

BEDROOM TWO

with deep moulded ceiling cornice and central pendant light, radiator with thermostatic valve, continuous laminate flooring and uPVC double glazed bay window overlooking the rear garden.

BATHROOM

being of a generous size with inset spotlights, radiator with thermostatic valve, ceramic tiled floor and part tiled walls. Large uPVC double glazed window to the side, front and rear elevations. Modern suite comprising of a panel enclosed bath with Victorian style mixer taps and shower attachment over. Corner off set bath, close couple WC with dual central flush and pedestal wash hand basin with chrome monoblock tap. Tiled splashback.

OUTSIDE

On road parking is typically available on Richmond Wood Road. There is a path leading to side entrance. A pathway continues to the far end of the garden which is divided in two and the far end is conveyed with the first floor flat which is a particular feature of the property having a sunny Southerly aspect and partially walled with a brick built barbeque area and garden shed. The garden enjoys a good measure of privacy.

TENURE

Approx 940 years remaining. The term of the lease

started on the 24th October 1967 for 999 years

Maintenance shared as and when with the ground floor flat.

